

Regular Workshop – June 16, 2014
Agenda Item 11

Agenda Item: Bayfront Park Update

Presenter: Anne Ross, Assistant Town Manager

Summary: Town staff will present an update on efforts to develop a concept plan, amenities, and general layout for the Bayfront Park property. This item is placed on the June 16, 2014 Regular Workshop Meeting for Commission consideration.

Attachments: 6-10-14 Memo, Manager to Commission;
PowerPoint Presentation;
ULI Implementation Advisory Committee Summary of Findings.

**Recommended
Action:** Pending discussion, provide direction to Manager.

MEMORANDUM

Date: June 10, 2014

TO: Town Commission
FROM: Dave Bullock, Town Manager
SUBJECT: Bayfront Park Update

For the past several years the Town and Sarasota County have been planning the development of Bayfront Park. The Town has operated the park and Recreation Center for many years at the site. Property was added by Sarasota County in 2007 and by the Town in 2011. Concept plans were developed in 2009 and 2012. Public meetings were held in 2009 and 2012 as concepts were finalized.

In October 2013, Urban Land Institute panel recommended a community cultural center be developed at the Town Center. As a result staff and the ULI Implementation Advisory Committee has been reviewing plans and amenities for Bayfront Park. The attached presentation shows the past plans, ULI committee preferences, and a proposed park plan developed by Town and County staff.

If the Town Commission forms a consensus around the amenities and general layout, staff can move this work to a park designer and prepare a bid document for construction. The Commission may also want to decide if another public meeting around the new plans should be held.



BAYFRONT PARK UPDATE

**TOWN COMMISSION REGULAR WORKSHOP
JUNE 16 2014**



BAYFRONT PARK HISTORY

- **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



2012 CONCEPT PLAN



PARK STATISTICS	
TOTAL SITE AREA:	+/- 8.15 AC.
PROPOSED COMMUNITY CENTER:	+/- 18,000 GSF.
EXISTING COMMUNITY CENTER:	+/- 2,000 GSF.
PARKING PROVIDED:	91 SPACES
* - INCLUDES 75 PARKING SPACES PROVIDED FOR EXISTING COMMUNITY CENTER	

- 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**



ULI COMMITTEE INPUT

Particularly Favored

- New recreation building
 - Pickle ball
 - Restrooms
 - Safe entrance
 - Children's area/playground
 - Picnic area
 - Covered pavilion
 - Bocce ball
 - Kayak rentals, storage
 - Fishing pier
 - Shuffleboard courts
 - Multipurpose field, with baseball
 - Performance/gathering/multi-use sports court
 - Exercise stations
 - Track for running, jogging, walking
 - Basketball court
 - Volleyball/badminton
 - Flexible event space
 - Exercise/fitness classes
 - Technology hub
 - Craft making area
 - Bicycle facilities
-



ULI COMMITTEE INPUT (CONT.)

Neutral

- Disaster-related
- Sculpture garden
- Resident activity program
- Good connectivity
- Boat safety class
- Fishing class
- Sailing class
- Community gardens
- Lawn bowling, croquet
- Larger kayak beach launch area
- Par course/fitness trail
- Beach access, parking & crosswalk
- Transportation engagement
- Bait shop
- Concessions
- Information center
- Origination point
- Debris removal, burning area, ingress & egress

Divided

- Tennis courts
- Dock & boat lift
- Relocated dock & boat lift
- Mangrove interpretive walk
- Educational classes, e.g.
- Kayak concessions
- Food & beverage concessions
- Disaster recovery staging area

Against

- Community pool/small lap pool
- Rehabilitation of existing building
- Dog park (leashed)
- Dog park (unleashed)
- Putting green

BAYFRONT PARK & ADDITION



DATE: JUNE 4, 2014 (REV.)



DRAFT CONCEPT PLAN



DRAWN BY: MIKA SOBANESE, PLA
PARKS & RECREATION DEPT.
SARASOTA COUNTY GOVERNMENT

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



NEXT STEPS

- **Seek Town Commission Concept Approval**
- **Contract Park Planning Professional**
- **Seek Sarasota County Park Advisory Board Concept Approval**
- **Seek Sarasota County Commission Concept Approval**
- **Conduct Public Workshop**
- **Design & Construct**

**BAYFRONT PARK PROGRAM OF
ACTIVITIES AND USES**

SUMMARY OF FINDINGS



ULI IMPLEMENTATION ADVISORY COMMITTEE

JUNE 2014

INTRODUCTION

Following their October 2013 visit, the Urban Land Institute (ULI) provided the Town of Longboat Key with a series of recommendations for enhancing quality of life on the Key. Subsequently, the Town Commission created the ULI Implementation Advisory Committee (ULIAC) with two (2) Commissioners, two (2) Planning and Zoning Board members, and five (5) local residents to assist in the implementation of these recommendations.

Since inception by the Town Commission, the focus of the ULIAC has narrowed to two (2) specific projects: the beautification Gulf of Mexico Drive and improving Bayfront Park. The latter, Bayfront Park, is the subject of this narrowing of findings (Report).

Bayfront Park is located mid-key on Sarasota Bay, coinciding with a dedicated public beach access on the Gulf of Mexico. The Bayfront Park currently contains tennis courts, an area assigned primarily as a baseball/softball field, an aged recreation center building, and a multipurpose field, among other, less defined amenities. Despite what Bayfront Park currently offers, there is room for substantial improvement as the Town looks forward to a resilient and robust future for current and future residents. What those improvements should be is the big question, not only for the ULIAC and the Town currently but for other engaged community members in the past.

Previous work towards generating the program of activities and uses for Bayfront Park most recently includes a citizen survey conducted by former ULIAC member, Tom Freiwald. As part of a broader survey, Freiwald asked respondent, "What type of recreational activities/features should be available in Bayfront Park to encourage more use of the area and enhance lifestyle on LBK?" Responses included the need for shade, nicer landscaping, a fishing pier, a dog park, kayak and/or boat rental, a better playground, and more recreational activities such as tennis and volleyball.

DEVELOPING THE EVALUATION

During their meeting on May 1, 2014, the ULI committee was asked to develop activities and uses they would favor for current and future users in an improved and redeveloped Bayfront Park. All of the responses were recorded from this development session and categorized. The categories were: disaster-related, general, concessions, indoor activities, outdoor general, educational classes, park spaces, land-oriented activities, and water-oriented activities. This list was formalized and provided to the ULIAC via email to assist them in canvassing their neighborhoods and the community at-large to make final recommendations.

At the next advertised meeting on June 5, 2014, the ULIAC prioritized the categorized list of activities and uses (see below). Each member was given four blue dots and unlimited yellow dots. They were asked to place the blue dots next to the activities and uses that they disfavored and to place yellow dots next to the activities and uses they believed were particularly favorable to current and potentially future Bayfront Park users. From this exercise, the quorum of the ULIAC members present developed evaluations (one committee member had recently resigned

and another committee member indicated, at the prior May 1, 2014 meeting, an inability to attend this June 5, 2014 meeting due to a prior engagement) ; see Exhibit B.

ULI IMPLEMENTATION ADVISORY COMMITTEE BAYFRONT PARK PROGRAM OF RECREATIONAL ACTIVITY AND USE	
Overall	
<input type="checkbox"/>	<u>Disaster-related, e.g.:</u>
<input type="checkbox"/>	• Disaster recovery staging area
<input type="checkbox"/>	• Debris removal, burning area, ingress & egress
<u>General:</u>	
<input type="checkbox"/>	Origination point
<input type="checkbox"/>	Information center
<input type="checkbox"/>	Flexible events space
<input type="checkbox"/>	Resident activity program
<input type="checkbox"/>	Rehabilitation of existing building
<input type="checkbox"/>	New recreation center building
<u>Concessions, e.g.:</u>	
<input type="checkbox"/>	• Food & beverage concessions
<input type="checkbox"/>	• Kayak concessions
<input type="checkbox"/>	• Bait shop
Indoor	
<input type="checkbox"/>	Educational classes
<input type="checkbox"/>	Technology hub
<input type="checkbox"/>	Craft making area
<input type="checkbox"/>	Restrooms
Outdoor	
<u>General</u>	
<input type="checkbox"/>	Safe entrance
<input type="checkbox"/>	Transportation engagement
<input type="checkbox"/>	Good connectivity
<input type="checkbox"/>	Bicycle facilities
<input type="checkbox"/>	Beach access, parking & crosswalk
<u>Educational classes, e.g.:</u>	
<input type="checkbox"/>	• boat safety
<input type="checkbox"/>	• fishing
<input type="checkbox"/>	• sailing
<u>Park spaces</u>	
<input type="checkbox"/>	Dog park (leashed)
<input type="checkbox"/>	Dog park (unleashed)
<input type="checkbox"/>	Children's area/playground
<input type="checkbox"/>	Community gardens
<input type="checkbox"/>	Sculpture garden
<input type="checkbox"/>	Picnic areas
<input type="checkbox"/>	Mangrove interpretive walk
<u>Land-oriented</u>	
<input type="checkbox"/>	Multipurpose field, with baseball
<input type="checkbox"/>	Covered pavilion
<input type="checkbox"/>	Performance/gathering/multi-use sports court
<input type="checkbox"/>	Parcourse/fitness trail
<input type="checkbox"/>	Exercise stations
<input type="checkbox"/>	Track for running, jogging, walking
<input type="checkbox"/>	Tennis courts
<input type="checkbox"/>	Basketball court
<input type="checkbox"/>	Pickle ball
<input type="checkbox"/>	Bocce ball
<input type="checkbox"/>	Lawn bowling, croquet
<input type="checkbox"/>	Volleyball/badminton
<input type="checkbox"/>	Shuffle board courts
<input type="checkbox"/>	Community pool/small lap pool
<input type="checkbox"/>	Putting green
<u>Water-oriented</u>	
<input type="checkbox"/>	Kayak rentals, storage
<input type="checkbox"/>	Larger kayak beach launch area
<input type="checkbox"/>	Fishing pier
<input type="checkbox"/>	Dock & boat lift
<input type="checkbox"/>	Relocated dock & boat lift

Bayfront Park Program of Uses Evaluation`

Results of these evaluations were organized and recorded (yellow for: majority in favor, blue for: majority against, and grey for: majority neutral; see Exhibit A). The results illustrate where consensus and disagreement lie among ULIAC members and are presented in this Report as a recommended program of activities and uses for Bayfront Park.

EVALUATION RESULTS

In total, the ULIAC generated a list of 53 activities and uses from their May 1, 2014 meeting. Based on their evaluation exercise, a majority of the committee indicated particular favor of 22

activities and uses and a disfavor of five (5). They were neutral on 18 and were split on eight (8). The following tables illustrate the majority evaluation of the ULIIIA for the various activities and uses (four (4) or more votes), ranked by the preferred evaluations of the majority.

Particularly Favored	Neutral
<ul style="list-style-type: none"> New recreation building Pickle ball Restrooms Safe entrance Children’s area/playground Picnic area Covered pavilion Bocce ball Kayak rentals, storage Fishing pier Shuffleboard courts Multipurpose field, with baseball Performance/gathering/multi-use sports court Exercise stations Track for running, jogging, walking Basketball court Volleyball/badminton Flexible event space Exercise/fitness classes Technology hub Craft making area Bicycle facilities 	<ul style="list-style-type: none"> Disaster-related Sculpture garden Resident activity program Good connectivity Boat safety class Fishing class Sailing class Community gardens Lawn bowling, croquet Larger kayak beach launch area Par course/fitness trail Beach access, parking & crosswalk Transportation engagement Bait shop Concessions Information center Origination point Debris removal, burning area, ingress & egress
Against	Divided
<ul style="list-style-type: none"> Community pool/small lap pool Rehabilitation of existing building Dog park (leashed) Dog park (unleashed) Putting green 	<ul style="list-style-type: none"> Tennis courts Dock & boat lift Relocated dock & boat lift Mangrove interpretive walk Educational classes, e.g. Kayak concessions Food & beverage concessions Disaster recovery staging area

The following activities and uses received a consensus of six(6) or seven(7) favored evaluations, with the remaining vote being neutral. (Only for kayak rentals and storage was the remaining vote in opposition).

Activities and Uses with Consensus

New recreation center building
Restrooms
Safe entrance
Children's area/playground
Picnic area
Covered pavilion
Pickle ball
Bocce ball
Kayak rentals, storage

In addition to evaluating different activities and uses, several committee members included written comments on their surveys. Some jotted down additional suggestions for activities including horseshoes, paddle boarding, and bike rentals. One member stated that administration and maintenance costs, including who pays for the improvements, should they be a primary concern moving forward. Also, several members qualified their response to the "dock & boat lift" and "relocated dock & boat lift" by specifying they were in favor of the dock only, not the boat lift.

CONCLUSION

Overall, the ULIAC formed a robust consensus on several items including a new recreation center building, restrooms, a playground, and a safe entrance to Bayfront Park. Other activities and uses received a less robust consensus. Particularly, the dock and boat lift received divided evaluations, as did tennis courts.

The ULIAC appreciates the opportunities to evaluate current and potential uses at Bayfront Park. Their next proposed step is to move forward with developing an evaluated program of activities and uses for Gulf of Mexico Drive (GMD). The ULIAC hopes to report this GMD evaluation to the Town Commission in the very near future. The ULIAC stands ready to advise the Town Commission on other proposed ULI projects as may be assigned by the Town Commission.

Thank you.

REQUEST TO BE HEARD

Request is hereby made to be heard during the discussion of the following agenda item:

Date: 6-16 Agenda Item: 11

Subject: Bayfront Park

Name: (Please print legibly) Bev Shepard

Address: _____

*E-Mail Address (optional): _____

*Phone # (optional): _____

Please read the Pledge of Public Conduct and Town Code Section 30.06(E), Addressing the Commission, printed on the back of this form. **Give this request to the Town Clerk** for submission to the Mayor. The Mayor will call upon you to speak at the appropriate time.

***Note:** Under Florida law, e-mail address and phone number are considered public records when submitted to a government entity. If you do not want this information released in response to a public records request, you should not complete this section of this form. All written documents are also considered public records and open for inspection upon request.



End of Agenda Item