

# MEMORANDUM

DATE: August 20, 2003

TO: Bruce St. Denis, Town Manager  
FROM: Jill A. Jeglie, Planning, Zoning and Building Director   
SUBJECT: Review of Bayfront Recreation Center Site & Adjacent Site  
Located at 4052 and 4100 GMD

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The following information is to assist in the design of the Bayfront Recreation Center site. It is based on very preliminary information and assumptions for the purpose of guidance to a design professional, only and is not warranted. Should you have any questions regarding the following, please call:

## Zoning

The subject property is zoned C-1, Limited Commercial District, and is limited to the standards and uses as identified for this district. Government buildings and services and public parks and recreation centers are permitted uses with site plan review in this district.

If the proposal use includes either a Civic Center or Nonprofit Cultural Center with park and recreation accessory uses, the property should be rezoned to Community Facility Institutional District (INS). This district allows Civic Centers and Nonprofit Cultural Centers as a special exception use. The Town would have to seek and approve a Comprehensive Plan and Zoning Code Amendment to amend the Future Land Use and Zoning Map designations.

## Site Area and Buildable Area

The Bay front Recreation Center site is 3.58 acres in area (155,945 square feet). The adjacent vacant Town parcel is .837 acres in area (36,460 square feet). The proposed total site is 4.42 acres (192,405 square feet). The maximum square footage of building coverage for the entire site (all structures combined) is 57,722 square feet, 30% of the site with up to 96,202 square feet for total lot coverage, including parking. The 96,202 square feet is not sufficient to provide the required parking unless parking is placed under the structure. Less the softball and soccer field site south of the existing tennis court, and building setbacks this leaves an approximate 53,000 square feet of area to be utilized for building and parking.

## Development Standards (Section 158.145, 158.147-149)

The following INS development standards will apply to the entire site:

### Section 158.45 (INS)

Minimum Street Setback	45'
Minimum Side Yard (both/one)	40/15'
Minimum Rear	20'

Maximum Height (stories/feet)	2/30'*
Maximum Building Coverage	30%
Maximum Lot + Building Coverage	80%
Open Space	20%
Base Flood Elevation site)	12'

Waterfront Yard (158.150)

Required Bay Waterfront Yard	50'
Required Canal Waterfront Yard	30'

Height (Section 158.153)

The maximum building height is two stories measured from base flood elevation. For the purposed of Section 158.145, Development Standards, for structures other than single-family residences, the vertical distance shall be measured from the minimum floor elevations, as established by the Town, or from the ceiling of a one-level parking garage, occupying at least 75% of the area under the building, whichever is higher, to the highest portion of any portion of the building. This would allow additional height for structures with parking garages, in many cases.

Parking (Section 158.128)

There are a number of standards that can be applied to the calculation of the number of parking spaces dependant on the nature of the proposed use, square footages, time of use, overlap, etc. The general parking standard is 1 space per 200 square feet of use. However, the standard requirement for continuing education is 1/150 sq. ft.; Library, museum or similar structure is 1/300 sq. ft.; recreational uses is 1 per 3 patrons; tennis is 4 per each court; Theatres and auditoriums is 1 per 3 seats. For fire rating, a standard square footage of area per person is 49 square feet (or 1 parking space per 150 square feet).

At least 15% of the total interior parking area shall be suitably landscaped. A portion of the required landscaping for the interior parking area may be relocated so as to emphasize entrance corridors or special landscape areas within the general parking areas. The Zoning Code identifies requirements for driveways, landscape trees every five parking spaces, landscape islands every 12 spaces, etc. Setbacks must be at least 20 feet from a street and 5 feet from sides.

The standard dimensions for regular parking spaces is 10' by 20' plus 12' for aisle area. The Town Code requires 24' width for two-way travel for parking aisles and driveways. In general, 370 +/- square feet should be utilized for general calculation of area of a parking space with aisle way, including 15% of area for landscaping (370 square feet +/-). For purposes of estimation a ration of 1 square foot of building to 2 square feet of parking is utilized. Again, this is used only for ballpark estimating.

[memo/recenterzoning.]

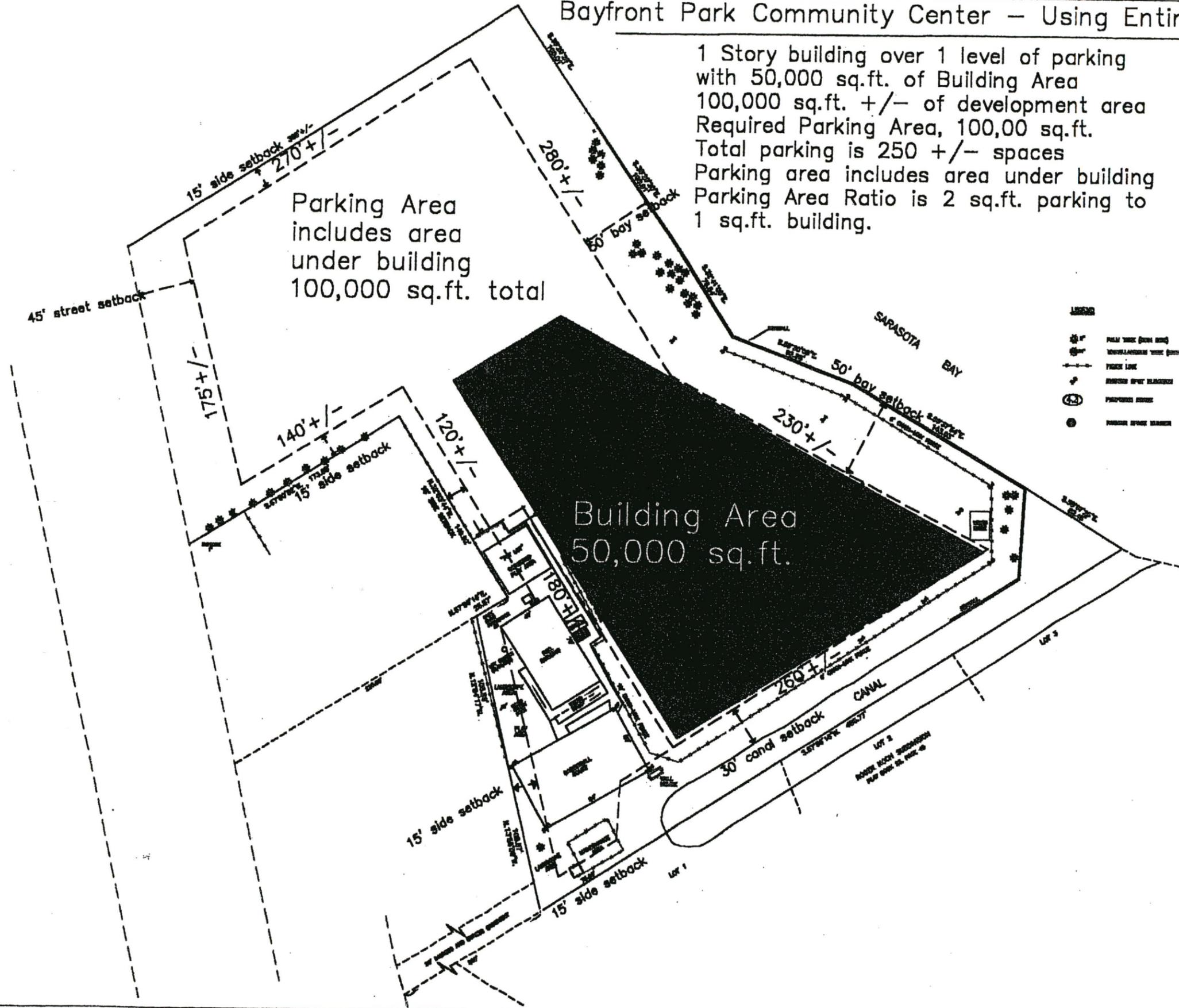


# Bayfront Park Community Center – Using Entire Site

1 Story building over 1 level of parking  
 with 50,000 sq.ft. of Building Area  
 100,000 sq.ft. +/- of development area  
 Required Parking Area, 100,00 sq.ft.  
 Total parking is 250 +/- spaces  
 Parking area includes area under building  
 Parking Area Ratio is 2 sq.ft. parking to  
 1 sq.ft. building.

Parking Area  
 includes area  
 under building  
 100,000 sq.ft. total

Building Area  
 50,000 sq.ft.



- LEGEND**
- ⊙ 4" PALM TREE (SEE PLAN)
  - ⊙ 6" MONSIEUR PALM TREE (SEE PLAN)
  - FENCE LINE
  - ⊙ EXISTING TREE (SEE PLAN)
  - ⊙ PROPOSED TREE
  - ⊙ EXISTING TREE (SEE PLAN)

TOWN OF LONGBOAT KEY  
 BAYFRONT PARK REC. CENTER

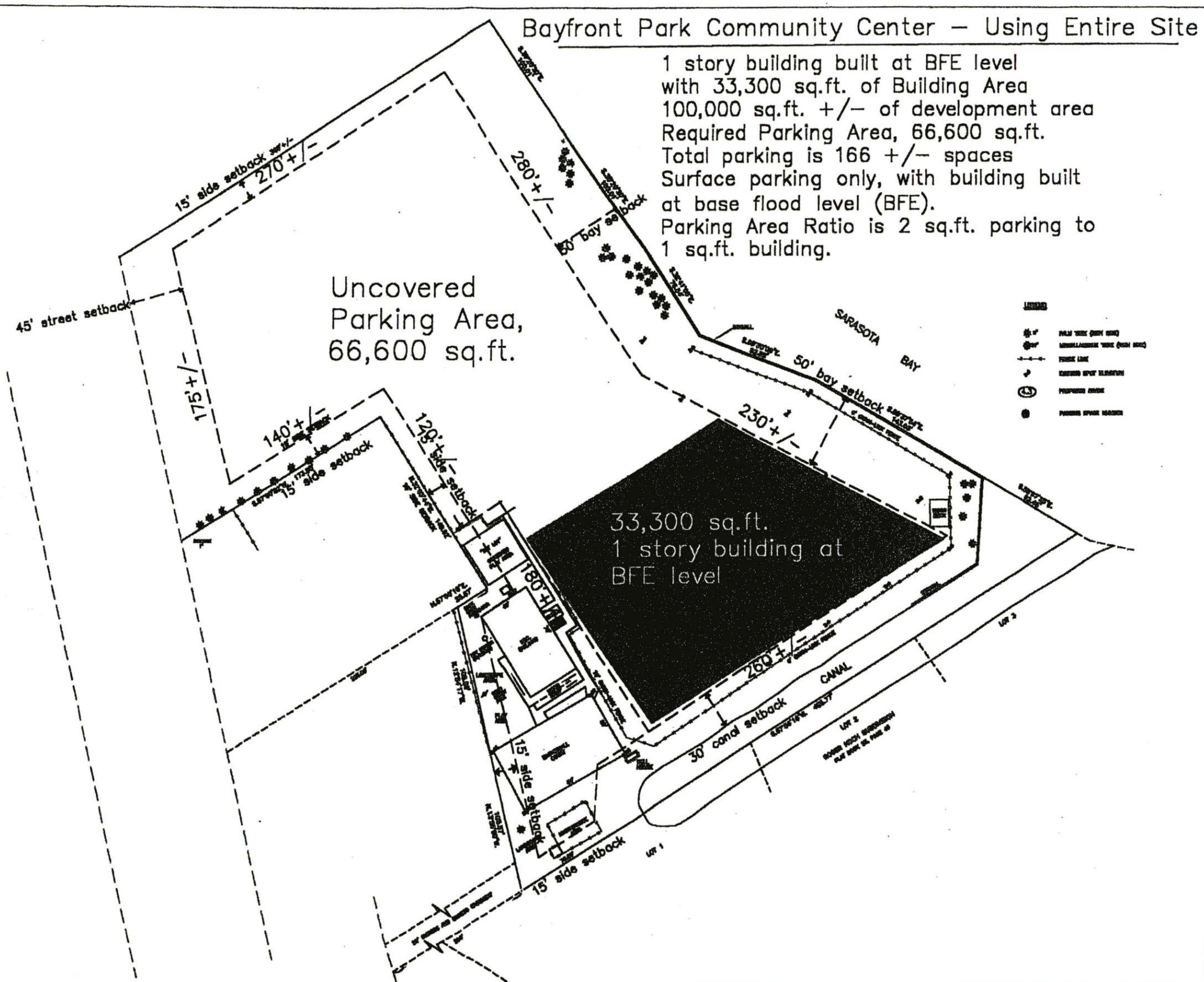
LANDRY & SEBER  
 Engineers & Surveyors  
 1000 Bayfront Park, Longboat Key, FL 34958  
 (813) 487-1111

# Bayfront Park Community Center – Using Entire Site

1 story building built at BFE level  
 with 33,300 sq.ft. of Building Area  
 100,000 sq.ft. +/- of development area  
 Required Parking Area, 66,600 sq.ft.  
 Total parking is 166 +/- spaces  
 Surface parking only, with building built  
 at base flood level (BFE).  
 Parking Area Ratio is 2 sq.ft. parking to  
 1 sq.ft. building.

Uncovered  
 Parking Area,  
 66,600 sq.ft.

33,300 sq.ft.  
 1 story building at  
 BFE level

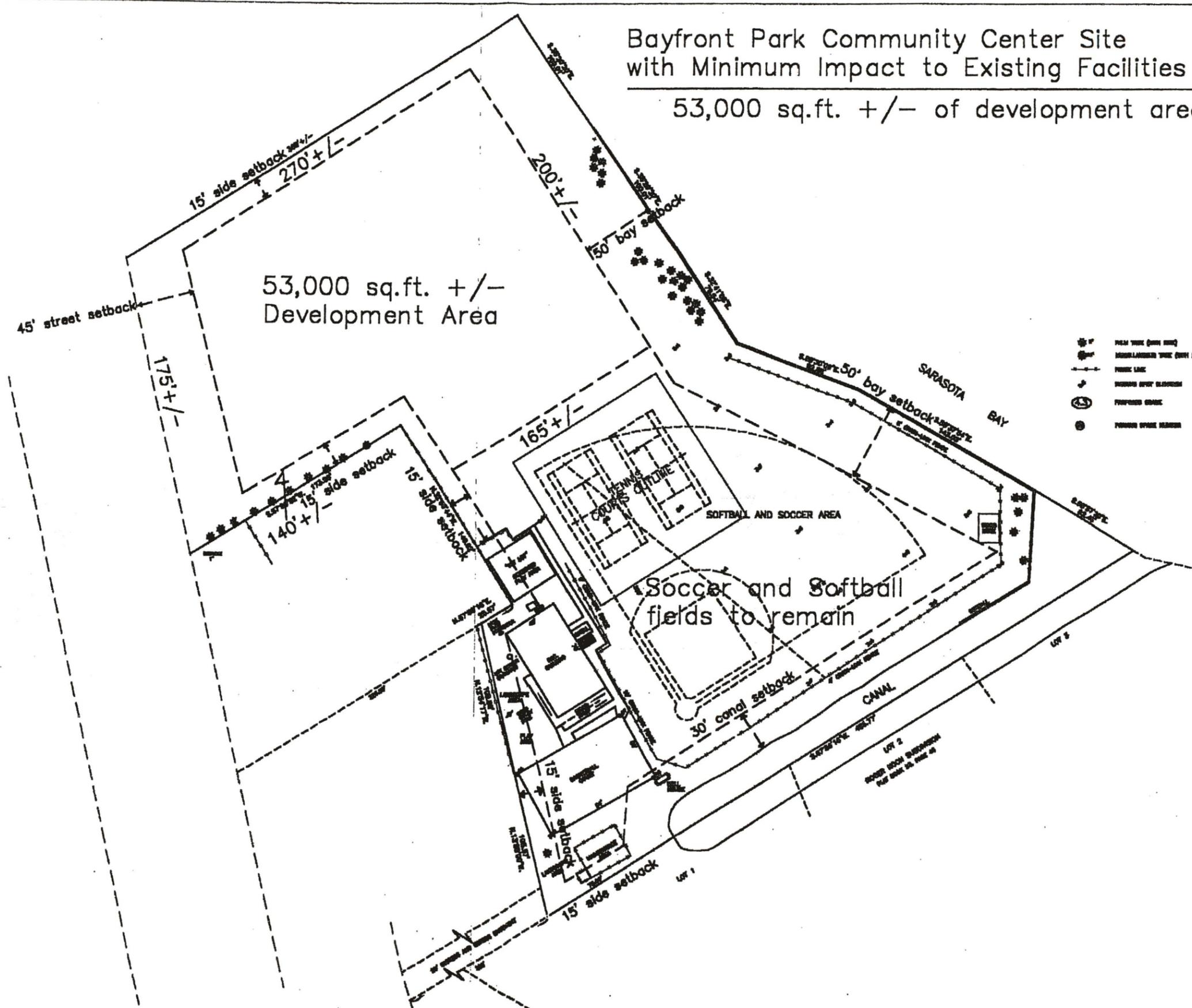


TOWN OF LONGBOAT KEY  
 BAYFRONT PARK REC. CENTER

LANDRY & SBER  
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 1000 Bayfront Park  
 Sarasota, Florida 34236  
 (941) 552-1111

# Bayfront Park Community Center Site with Minimum Impact to Existing Facilities

53,000 sq.ft. +/- of development area



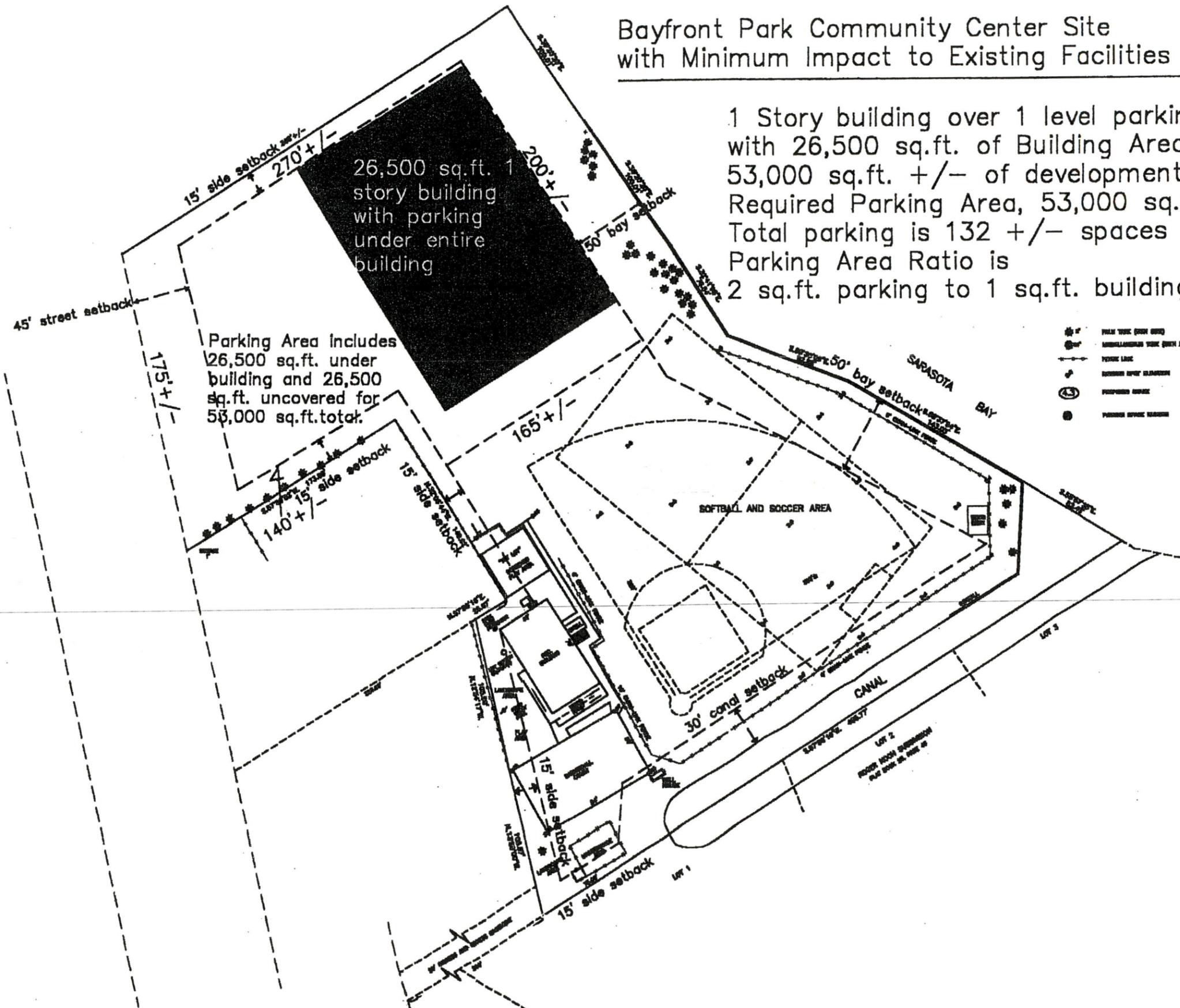
- TREE (ONE SIDE)
- LANDSCAPING (ONE SIDE)
- PARKING LOT
- PARKING SPACE NUMBER
- PROPOSED ROAD
- PARKING SPACE NUMBER

TOWN OF LONGBOAT KEY  
BAYFRONT PARK REC. CENTER

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1000 Park Ave. S., Suite 100  
Sarasota, FL 34236-1000  
(941) 552-1111

# Bayfront Park Community Center Site with Minimum Impact to Existing Facilities

1 Story building over 1 level parking  
with 26,500 sq.ft. of Building Area  
53,000 sq.ft. +/- of development area  
Required Parking Area, 53,000 sq.ft.  
Total parking is 132 +/- spaces  
Parking Area Ratio is  
2 sq.ft. parking to 1 sq.ft. building



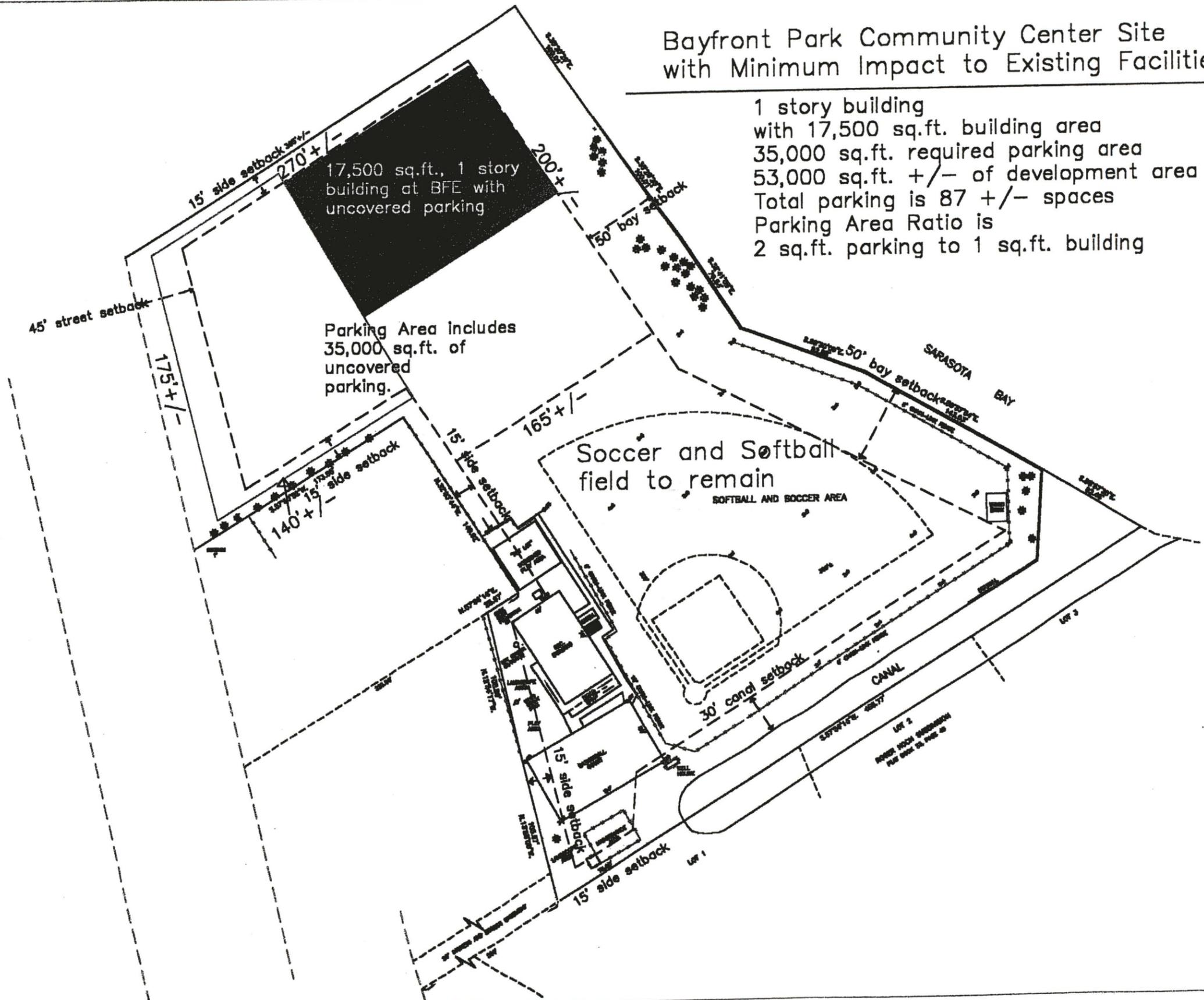
- PAVED DRIVE DRIVE
- UNPAVED DRIVE DRIVE
- PUBLIC LANE
- EXISTING DRIVE ALIGNMENT
- Ⓢ PROPOSED DRIVE
- PAVED DRIVE MARKER

TOWN OF LONGBOAT KEY  
BAYFRONT PARK REC. CENTER

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Engineers & Surveyors  
1000 Palm Beach Blvd., Suite 100, Palm Beach, FL 33480  
(561) 841-1111 • Fax (561) 841-1112

# Bayfront Park Community Center Site with Minimum Impact to Existing Facilities

1 story building  
with 17,500 sq.ft. building area  
35,000 sq.ft. required parking area  
53,000 sq.ft. +/- of development area  
Total parking is 87 +/- spaces  
Parking Area Ratio is  
2 sq.ft. parking to 1 sq.ft. building

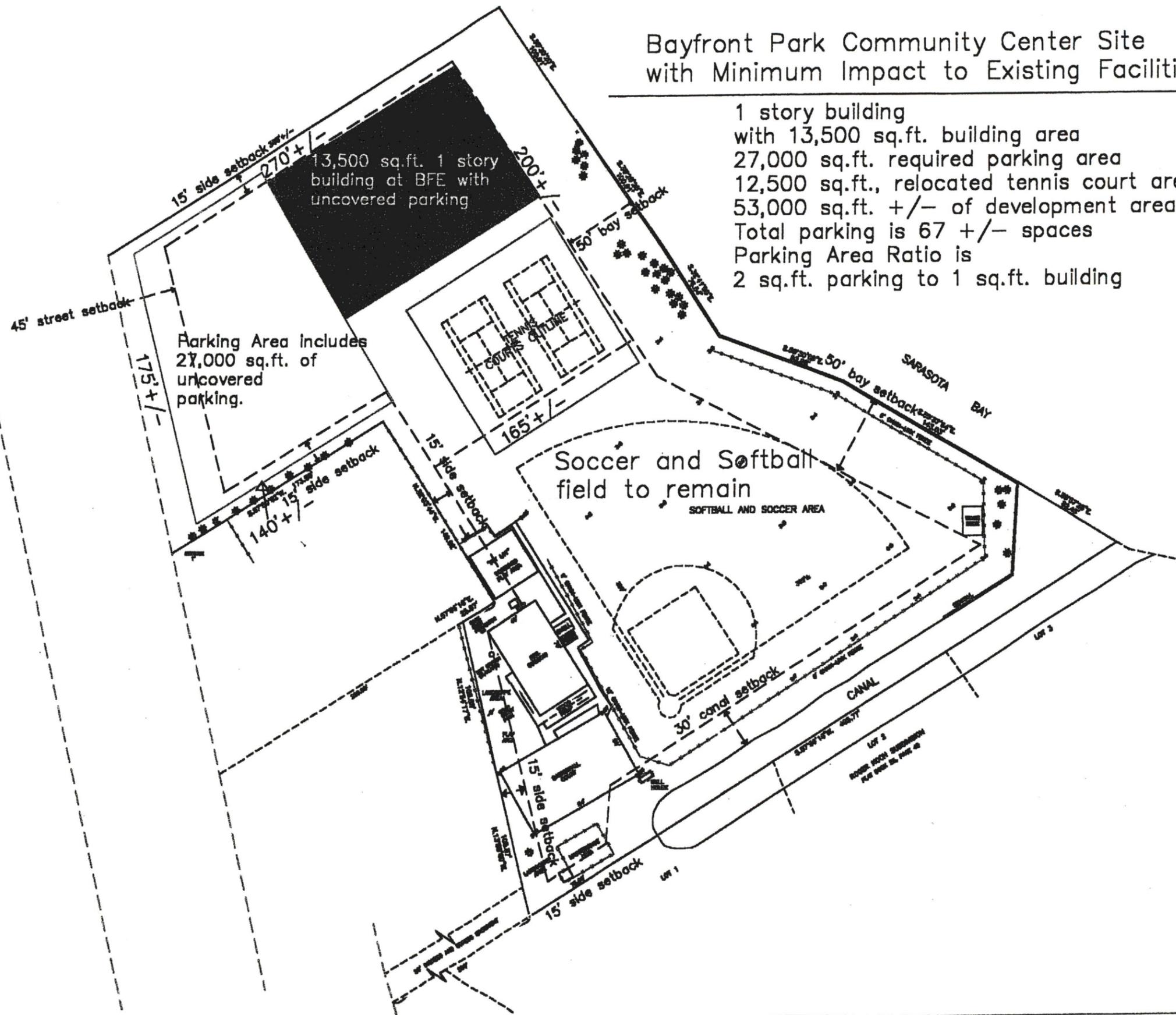


TOWN OF LONGBOAT KEY  
BAYFRONT PARK REC. CENTER

LANDRY & SEBER  
Engineers Surveyors

# Bayfront Park Community Center Site with Minimum Impact to Existing Facilities

1 story building  
with 13,500 sq.ft. building area  
27,000 sq.ft. required parking area  
12,500 sq.ft., relocated tennis court area  
53,000 sq.ft. +/- of development area  
Total parking is 67 +/- spaces  
Parking Area Ratio is  
2 sq.ft. parking to 1 sq.ft. building



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