ORA COPY

TOWN OF LONGBOAT KEY, FLORIDA

VILLAGE STUDY

December 1997 - March 1999

Prepared by:

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Town Planner

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Administrative Assistant I

Russ Nowlen
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Study Objectives

"Through a partnership with the Community to create an informed consensus of strategies to address development and redevelopment impacts upon the Village."

"To define a long term vision of the opportunities present for ensuring the continued appeal, form, function and cohesion of the Village".

Summary Findings and Recommendations

Community informed consensus has resulted in the creation of a priority list of issues. Staff analysis and review recommends the following summary strategies to address each priority issue as follows:

1. Drainage (flooding concerns)

   Update the 1994 Village Drainage Study to provide an assessment of relative costs and benefits of the alternatives identified, as well as any other previously viable solutions based upon a review of projects implemented in nearby coastal communities.

2. Redevelopment (scale and form of construction)

   An assessment of existing zoning regulations relative to measurement of setbacks to edge of overhang, lack of encouragement for traditional front porches, permitted parking locations, landscaping requirements, and standards applicable to nonconforming lots is recommended as a work program for the Planning and Zoning Board.

3. Alley Status

   Formalization of incipient Town policy for the appropriate use and function of each alley on a block by block basis is recommended to reflect differences in land use patterns and potential beneficial use of each alley within the Village.

Study Work Plan and Approach

The study approach has relied upon a significant commitment of resources for working together with the Village community in reviewing existing conditions and exploring identification of priority issues and concerns. Five data collection components were identified and analyzed as follows:

1. Land Use Data
2. Physical Characteristics
3. Demographics
4. Community Issues
5. Intangibles

At the conclusion of each data collection and analysis step, results were presented at a series of community open houses (held at the Arts Center) with status briefings provided at subsequent Planning and Zoning Board and Town Commission meetings.

This approach has provided for an open exchange of information between staff and the Village community and has provided a means for policy officials to keep abreast of study progress.

A total of 6 community based meetings, 6 Planning and Zoning Board briefings and 6 Town Commission workshop updates were conducted over the course of the project.

Community Description

The Village is an historical enclave of primarily residential uses with limited commercial services (restaurants) at the northern limits of the Town of Longboat Key. Form and function of street design, lot dimensions and development pattern reflect a traditional neighborhood grid design prevalent during the early 19th century and which has recently regained special emphasis in the land use planning and development professions. This particular type of design and layout has been recommended as desirable for providing features supportive of the Crime Prevention Through Environmental Design (CPTED) principles, facilitating interpersonal interaction along street fronts, improving pedestrian scale and supporting neighborhood cohesion.

Summary Demographics

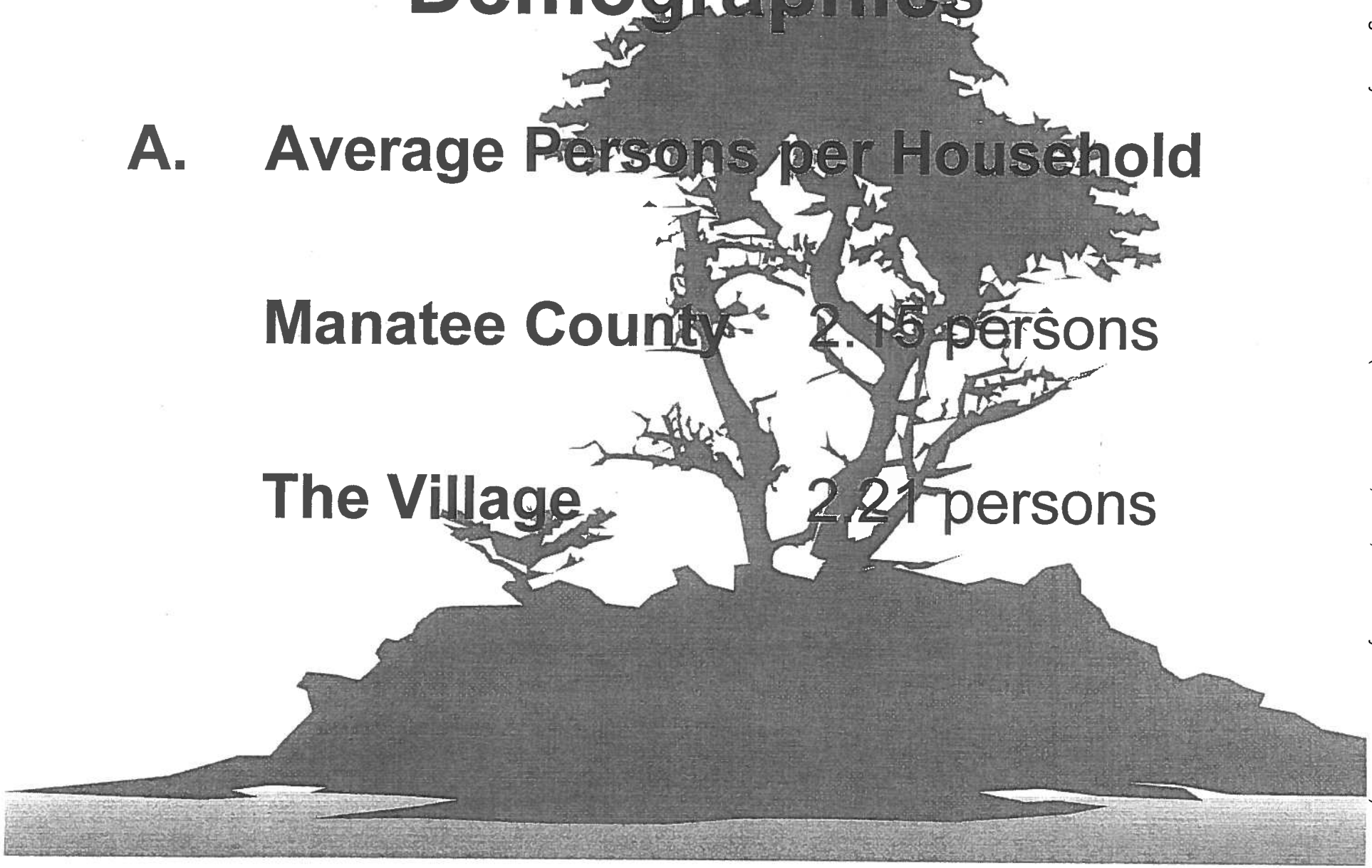
Demographic data for the Village from the latest census as updated by University of Florida Bureau of Economic and Business Research data was extrapolated and compared to data for the Manatee County portion of the Town. Significant differences were identified in that the Village has a higher proportion of children and full year residents.

Demographics

A. Average Persons per Household

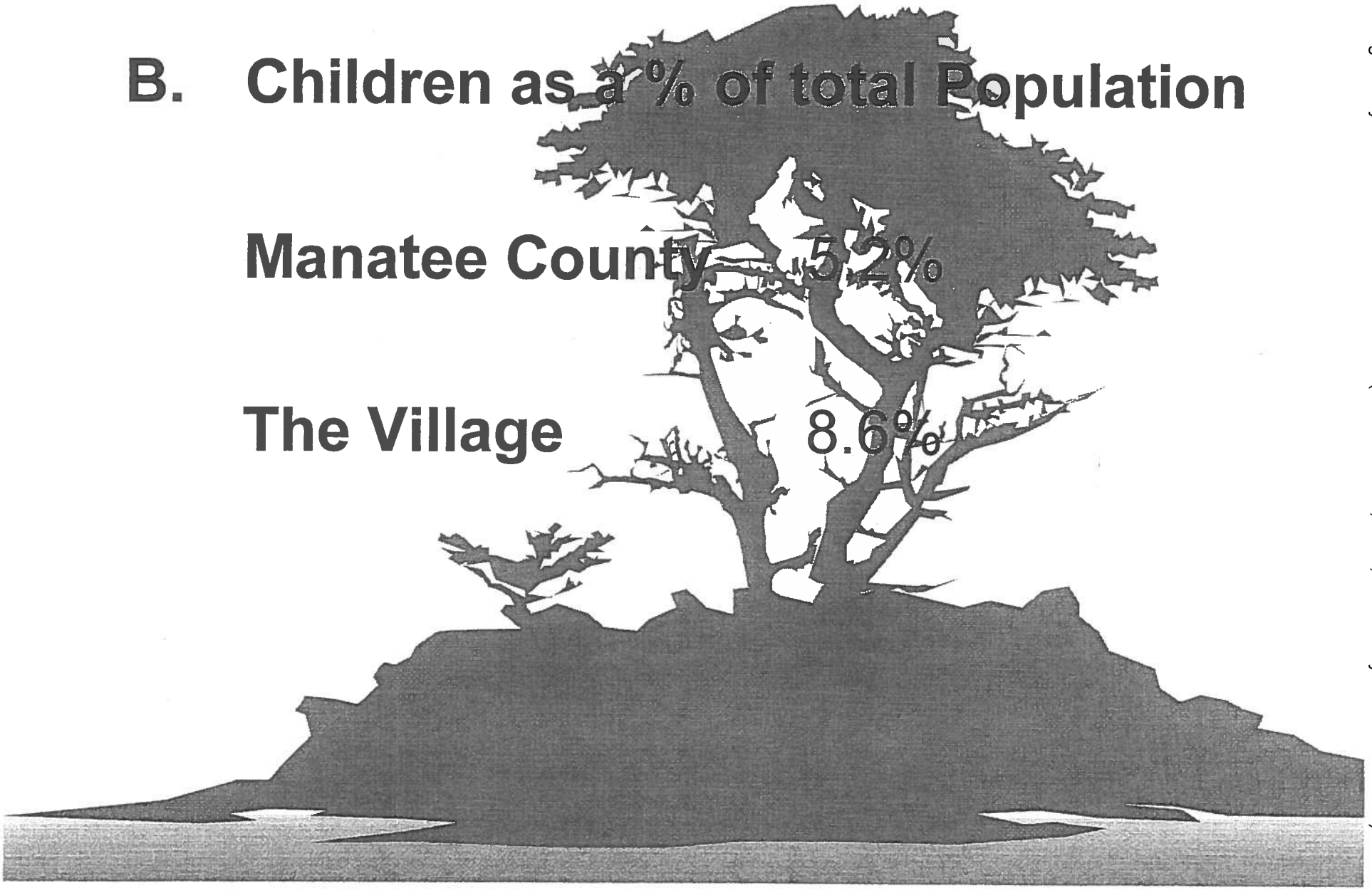
Manatee County 2.15 persons

The Village 2.21 persons



of Longboat Key, Florida Village Study December 1997 - March 1999 (Martin P Black, AICP, Community Services Director)

B. Children as a % of total Population



Manatee County 5.2%

The Village 8.6%

of Longboat Key, Florida Village Study December 1997 - March 1999 (Martin P Black, AICP, Community Services Director)

C. Proportion of Full Year Residents
Manatee County 54.5%
The Village 67.6%

Summary Land Use Data Analysis

and

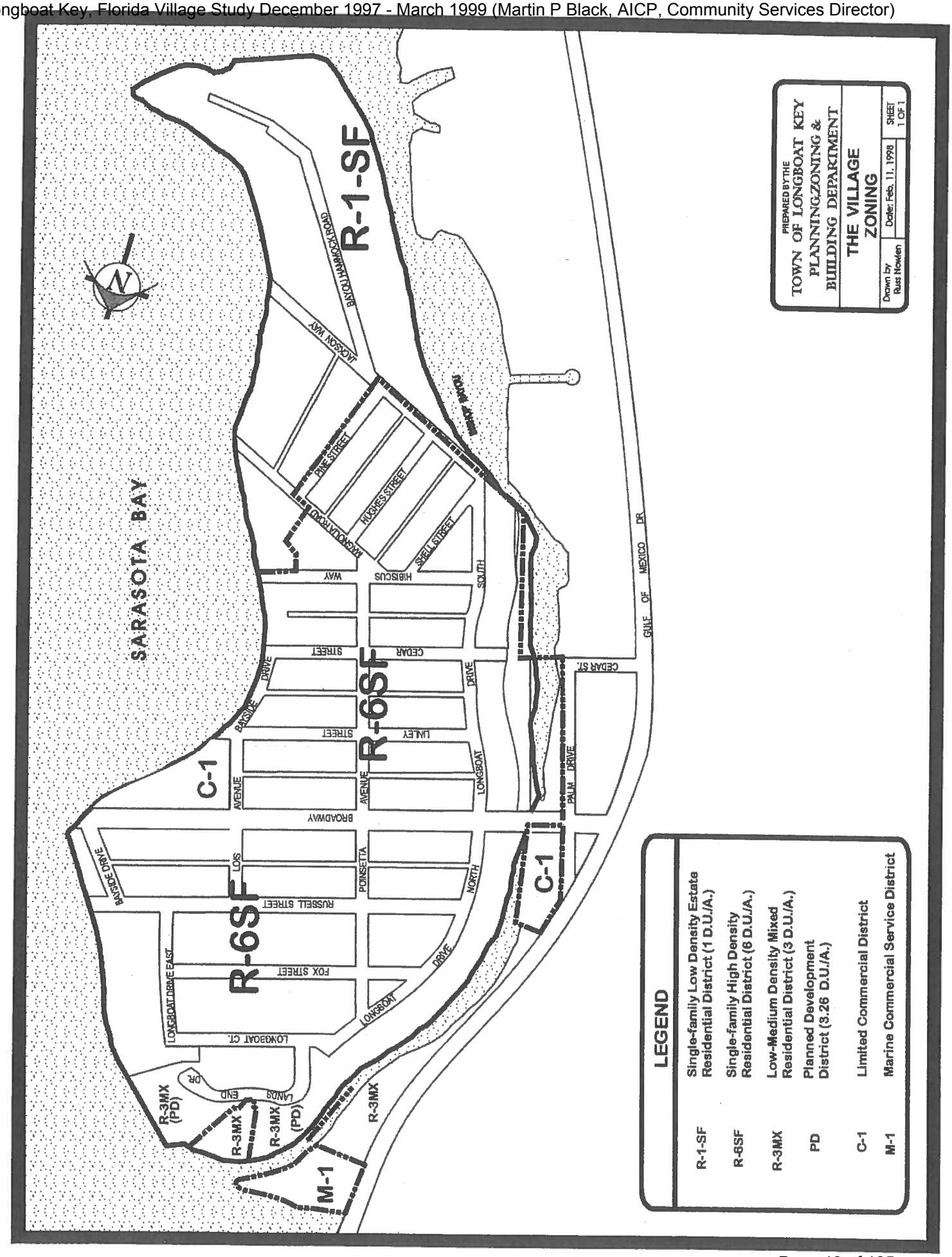
Physical Characteristics

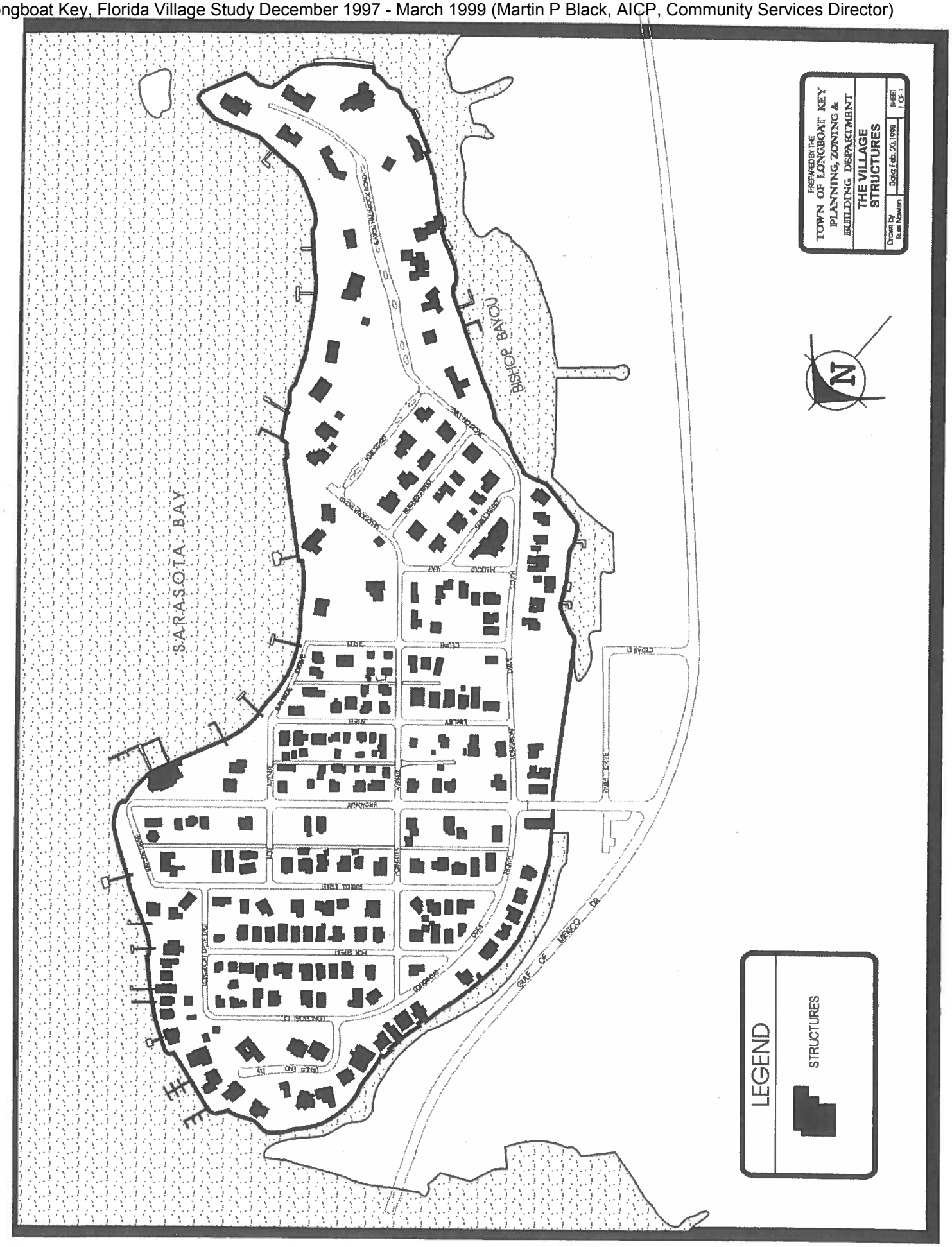
Field studies, review of Town records and Manatee County geographic information system data produced a graphic depiction of each of the following land use and physical characteristics of the Village:

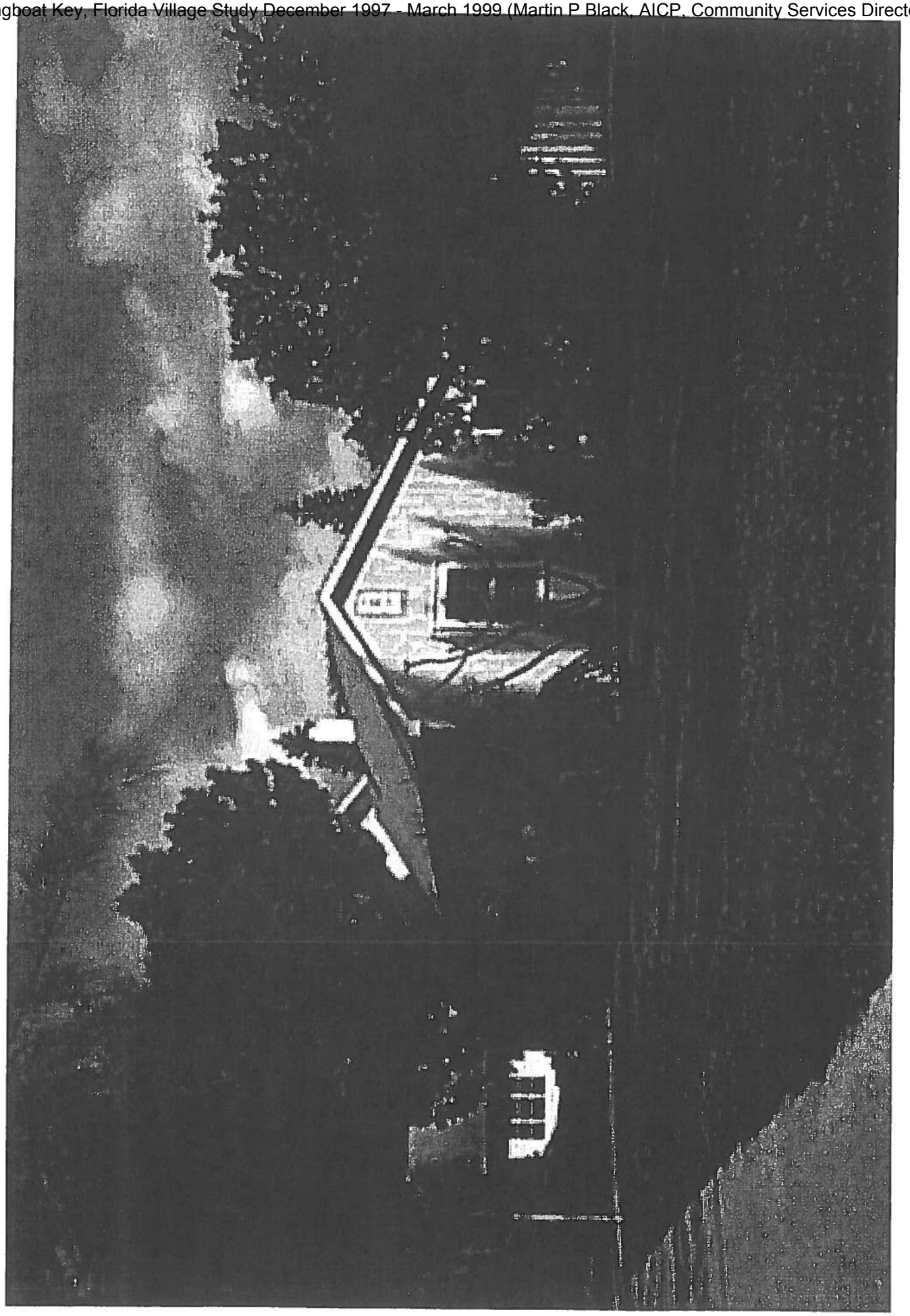
1. ownership patterns
2. zoning / existing use
3. access / circulation
4. structure
5. pre- FIRM / FIRM
6. conforming / non-conforming
7. infrastructure
8. vegetation / landscaping
9. architectural
10. right-of-way use conditions
11. lighting
12. impervious surfaces
13. historic sites
14. parking conditions

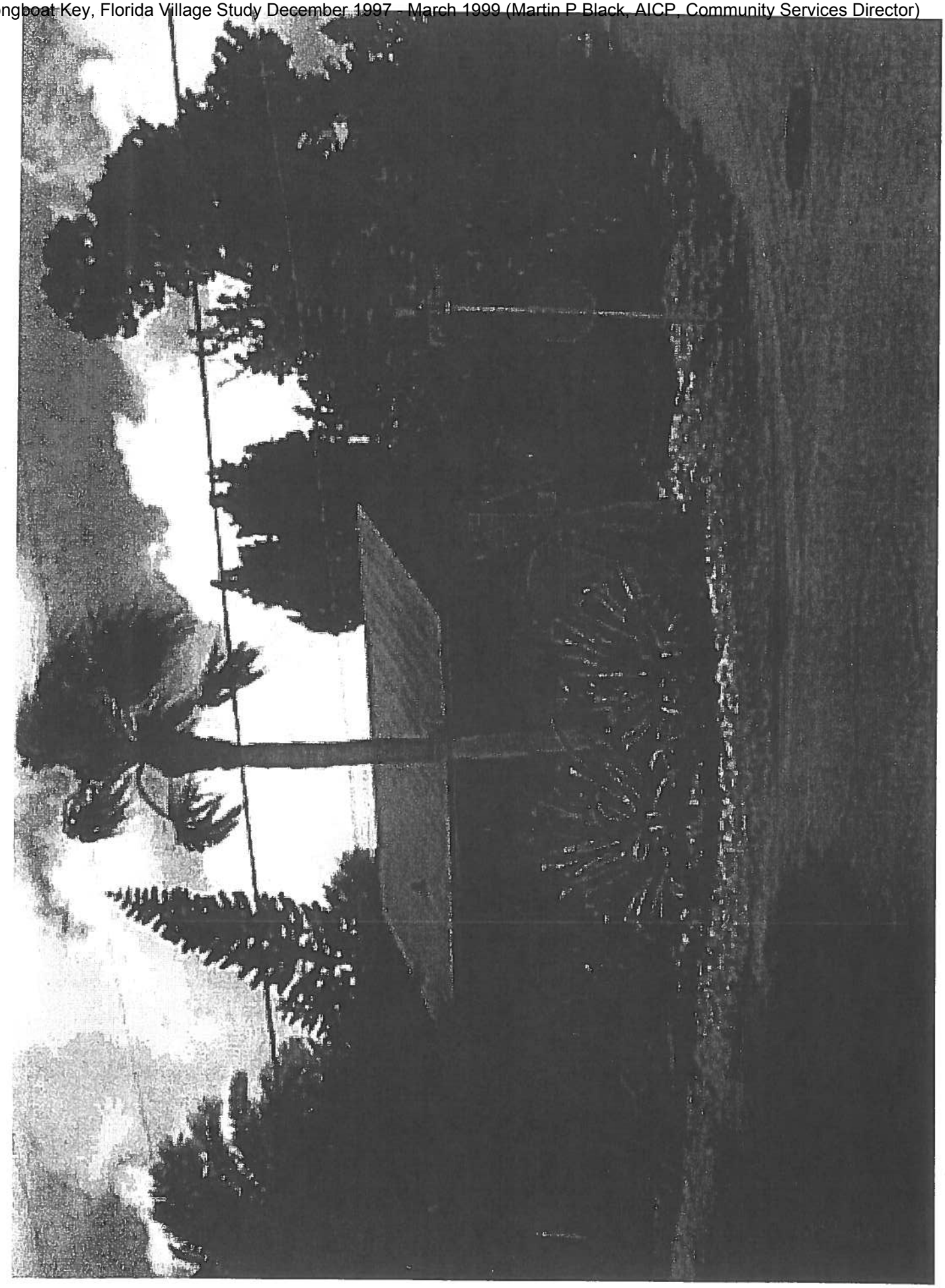
✦ Land Use Data

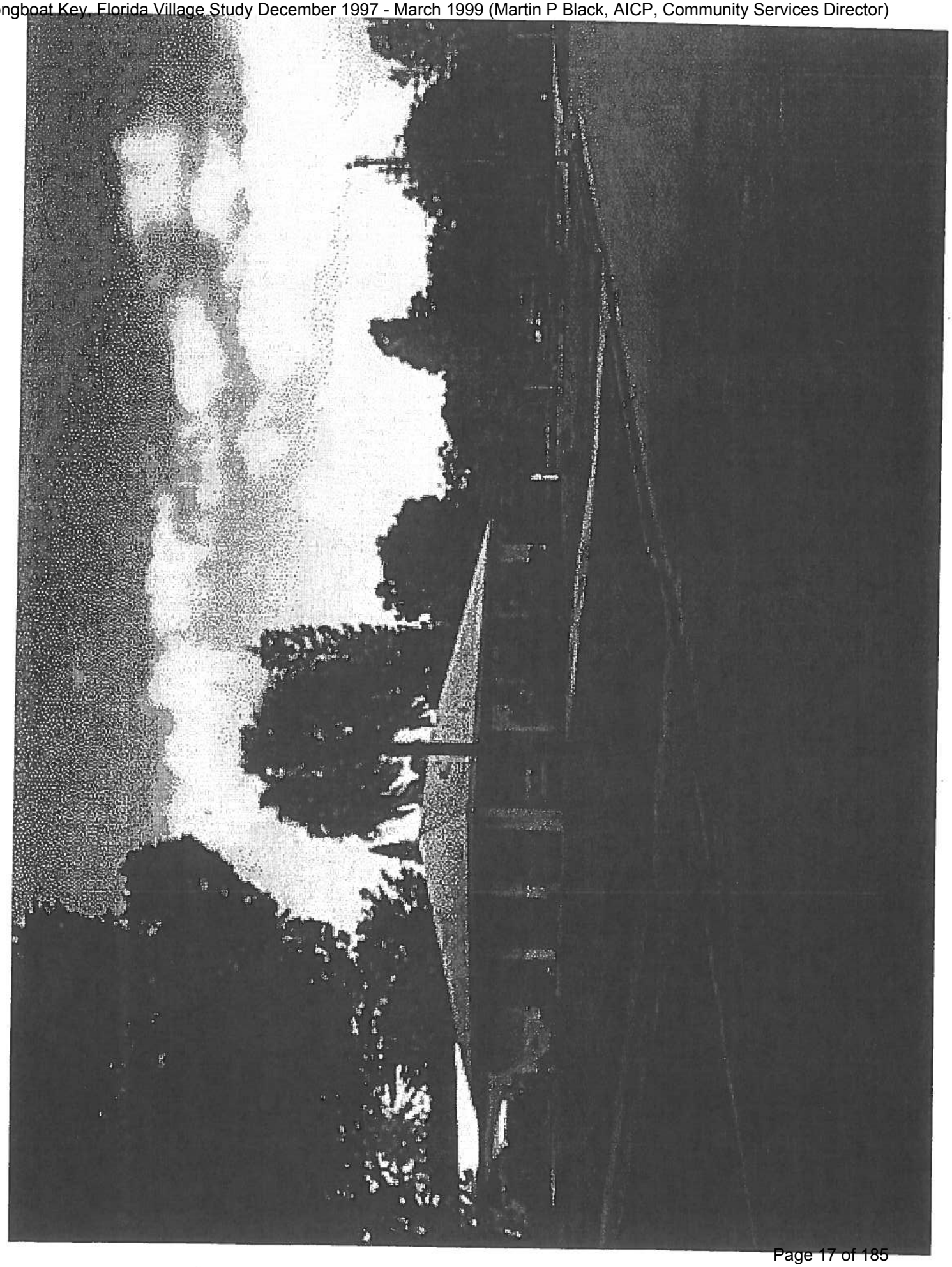
- ownership
- zoning/use
- access
- structures
- FIRM/Pre - FIRM
- conforming/non-conforming

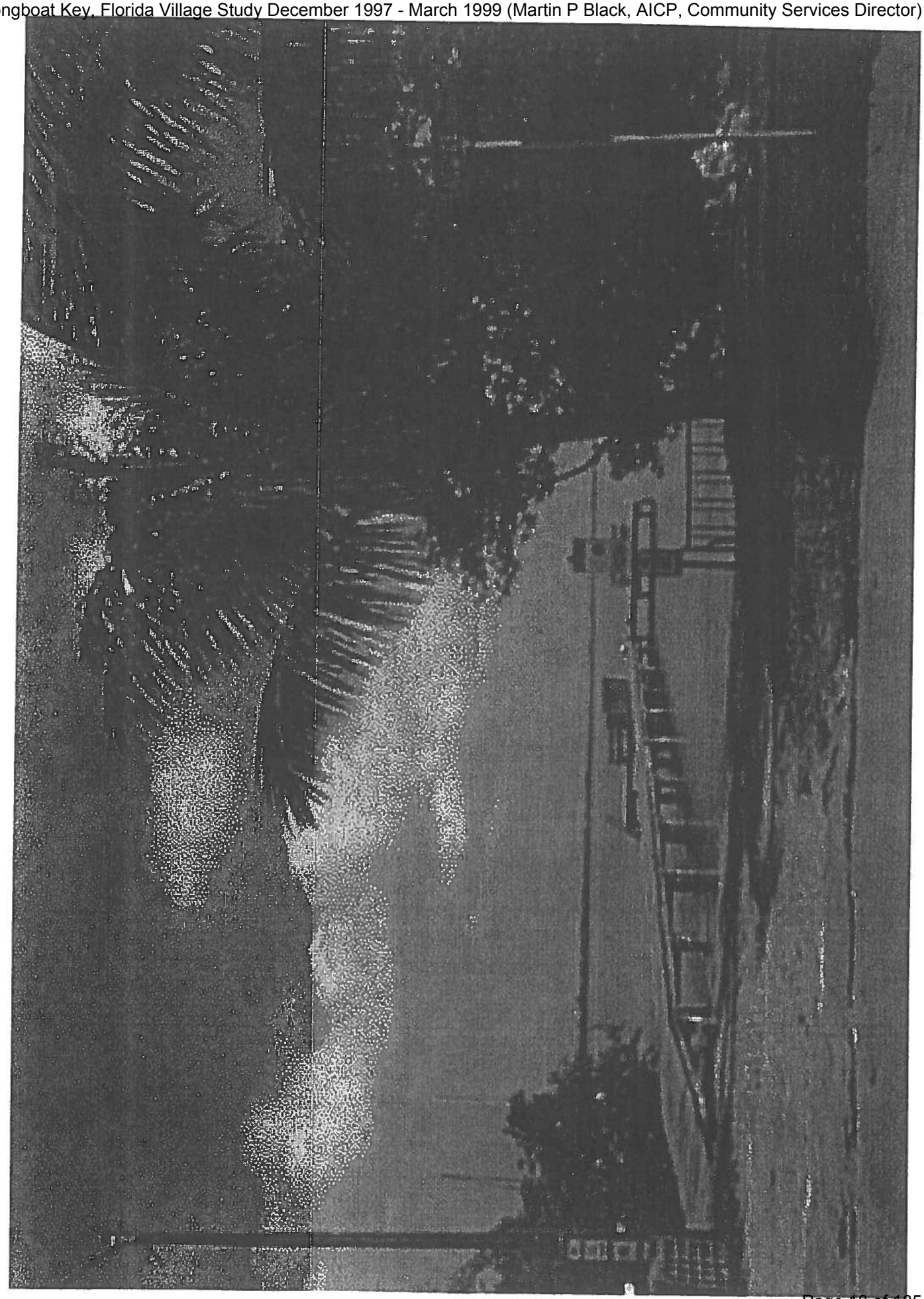

SARASOTA BAY
GULF OF MEXICO DR
R-1-SF
R-6SF
C-1
M-1
R-3MX
R-3MX (PD)
BAYOU HAMMOCK ROAD
JACKSON WAY
MAGNOLIA ROAD
PINE STREET
HUGHES STREET
SHELL STREET
HIBISCUS WAY SOUTH
CEDAR STREET DRIVE
CEDAR ST.
BAYSIDE DRIVE
LINLEY AVENUE
LONGBOAT AVENUE
PALM DRIVE
BROADWAY
LOIS DRIVE
POINSETTA DRIVE NORTH
RUSSELL STREET
FOX STREET
LONGBOAT DRIVE EAST
LONGBOAT CT.
LANDS END DR
LEGEND
R-1-SF Single-family Low Density Estate Residential District (1 D.U./A.)
R-6SF Single-family High Density Residential District (8 D.U./A.)
R-3MX Low-Medium Density Mixed Residential District (3 D.U./A.)
PD Planned Development District (3.26 D.U./A.)
C-1 Limited Commercial District
M-1 Marine Commercial Service District
PREPARED BY THE TOWN OF LONGBOAT KEY PLANNING,ZONING & BUILDING DEPARTMENT
THE VILLAGE ZONING
Drawn by Russ Nowlen
Date: Feb. 11, 1998
SHEET 1 OF 1

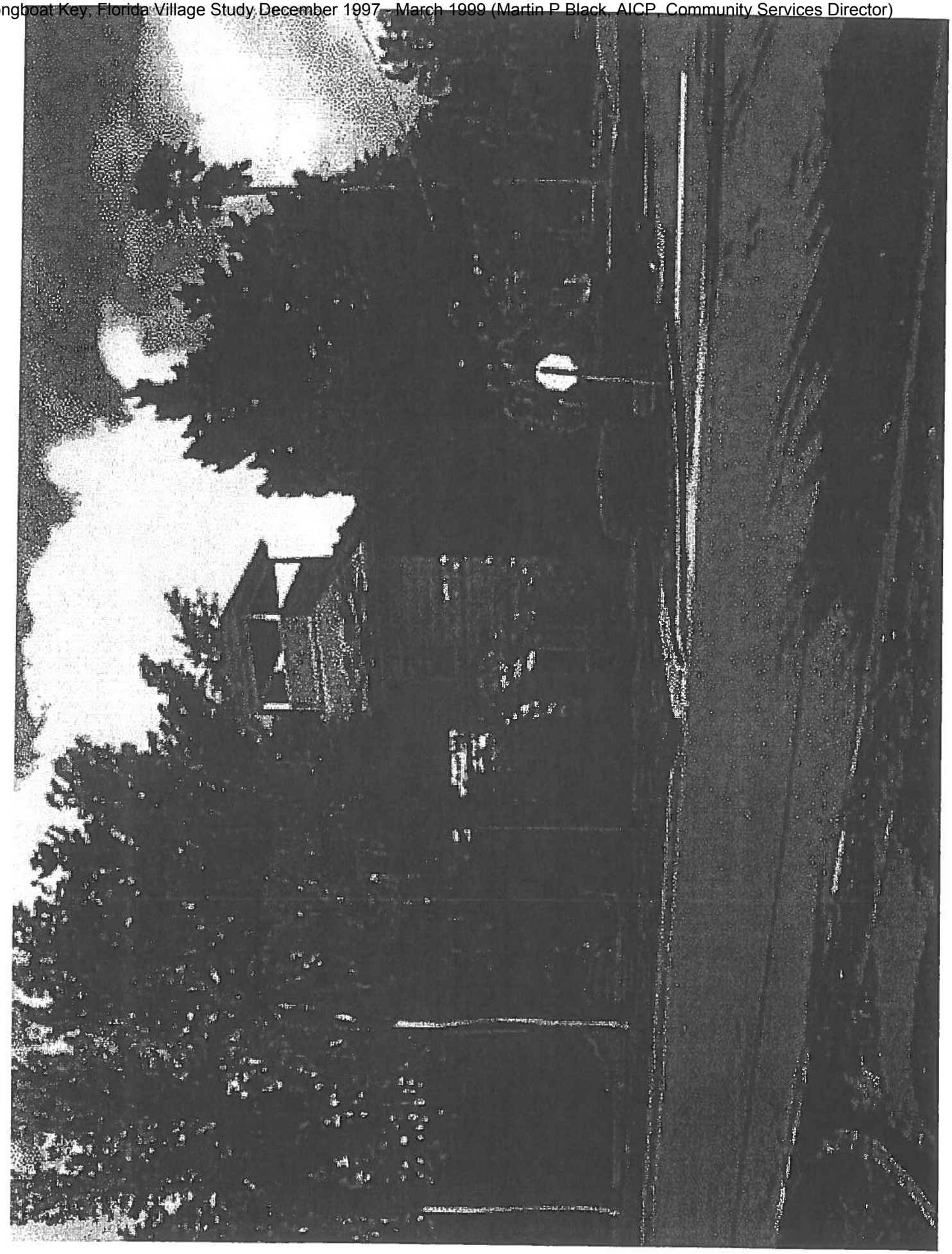

SARASOTA BAY
BISHOP BAYOU
GULF OF MEXICO DR
PREPARED BY THE
TOWN OF LONGBOAT KEY
PLANNING, ZONING &
BUILDING DEPARTMENT
THE VILLAGE
STRUCTURES
Drawn by
Date Feb. 20, 1998
SHEET
1 OF 1
N
LEGEND
STRUCTURES

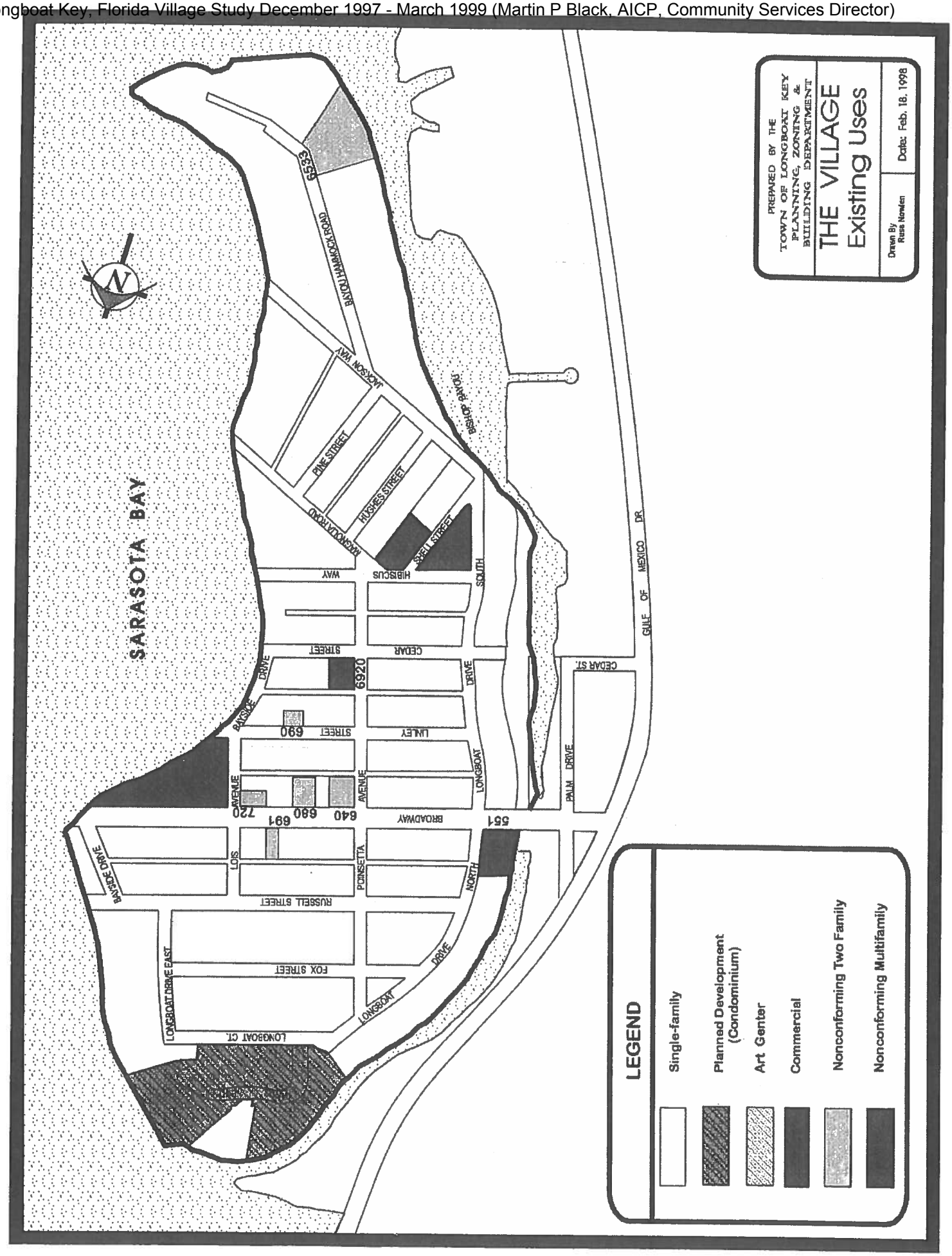


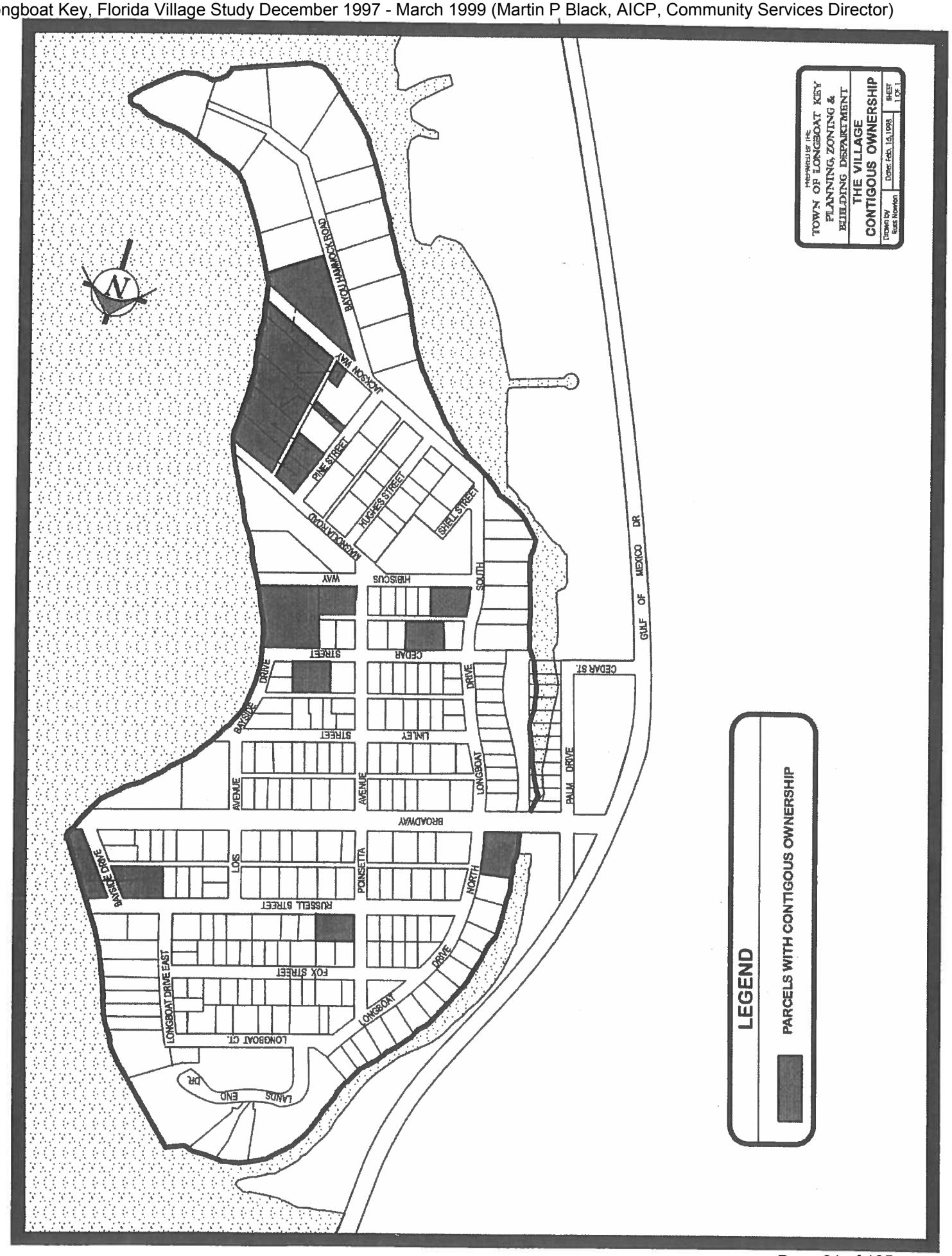


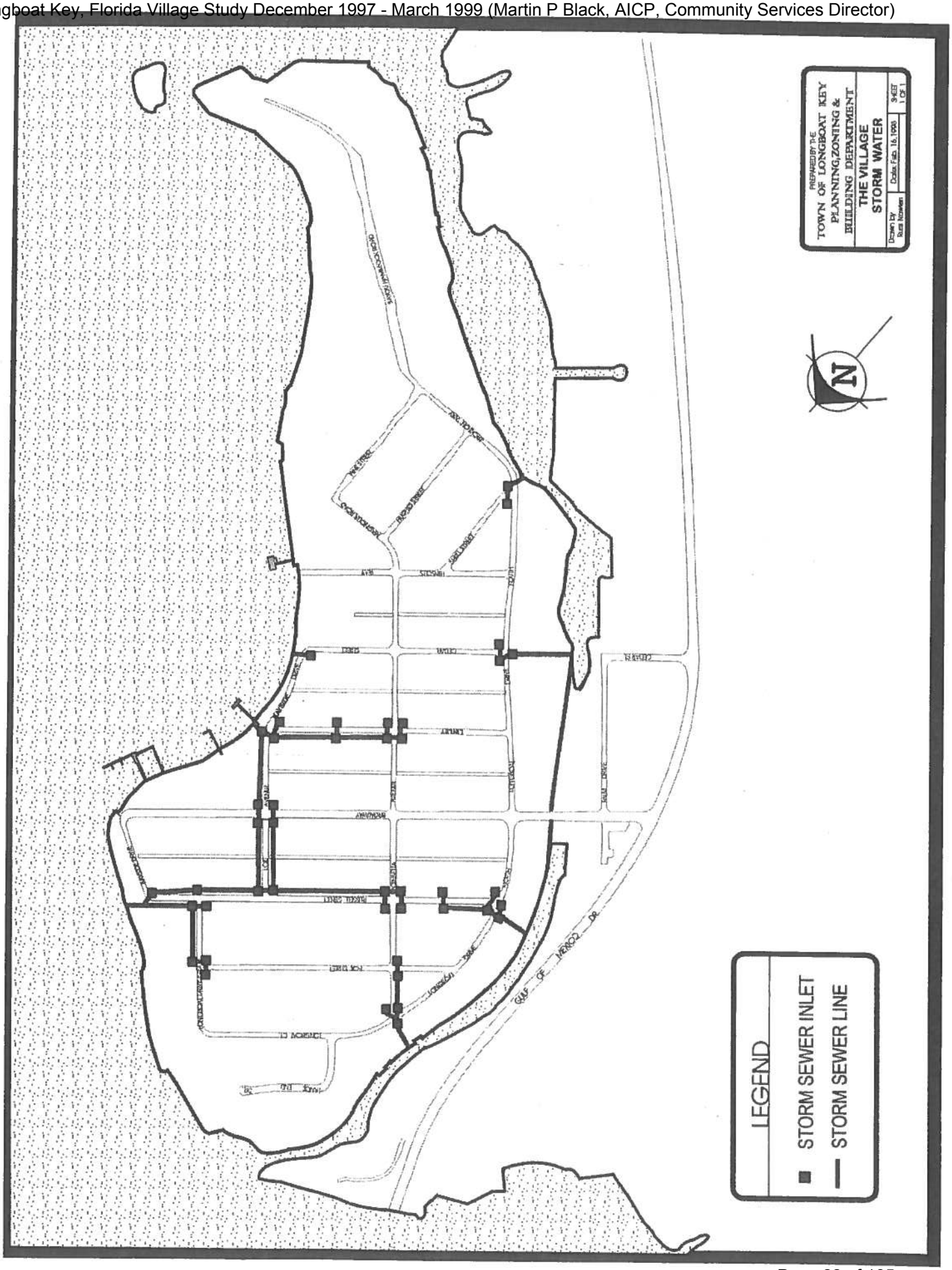


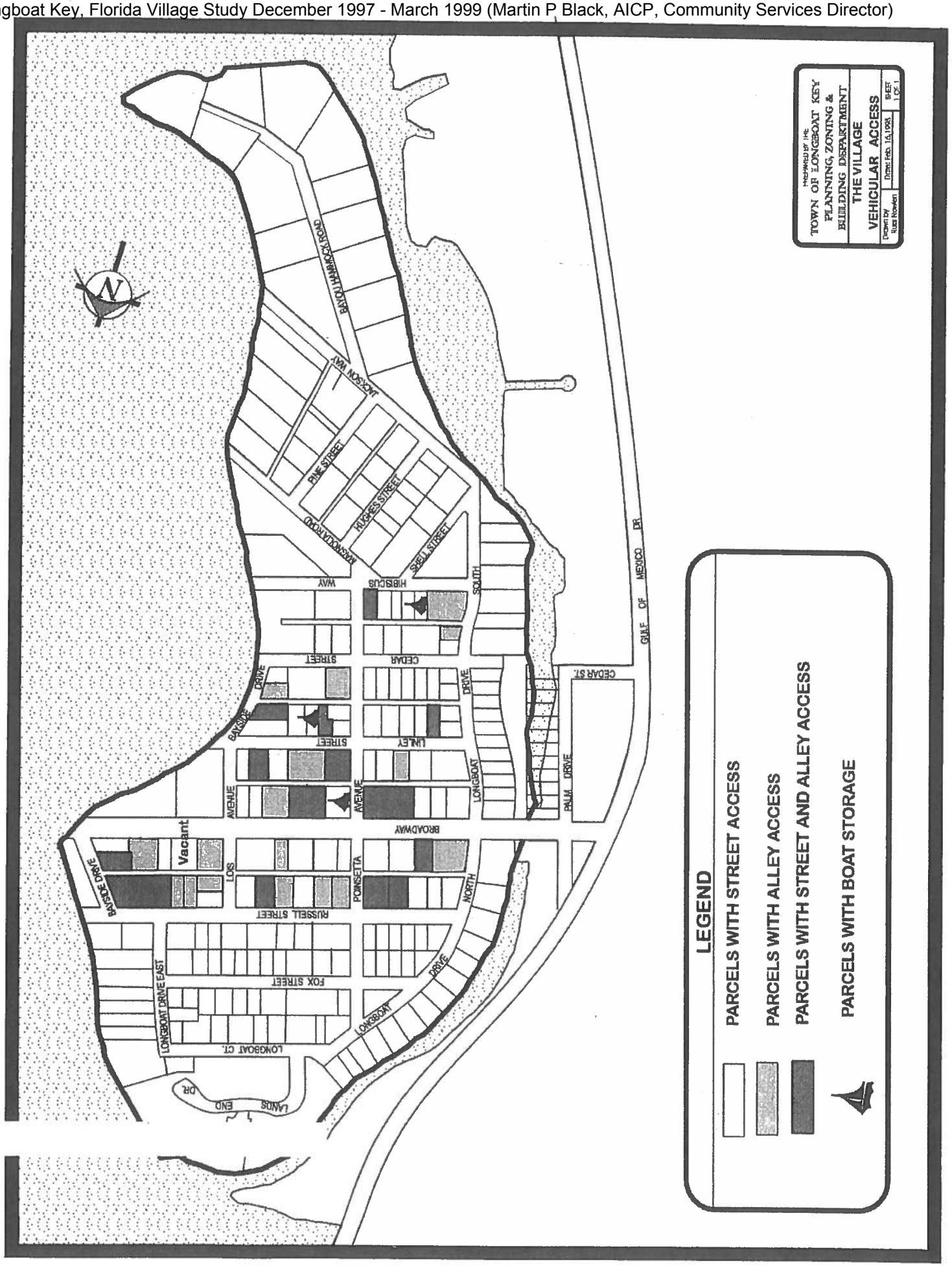


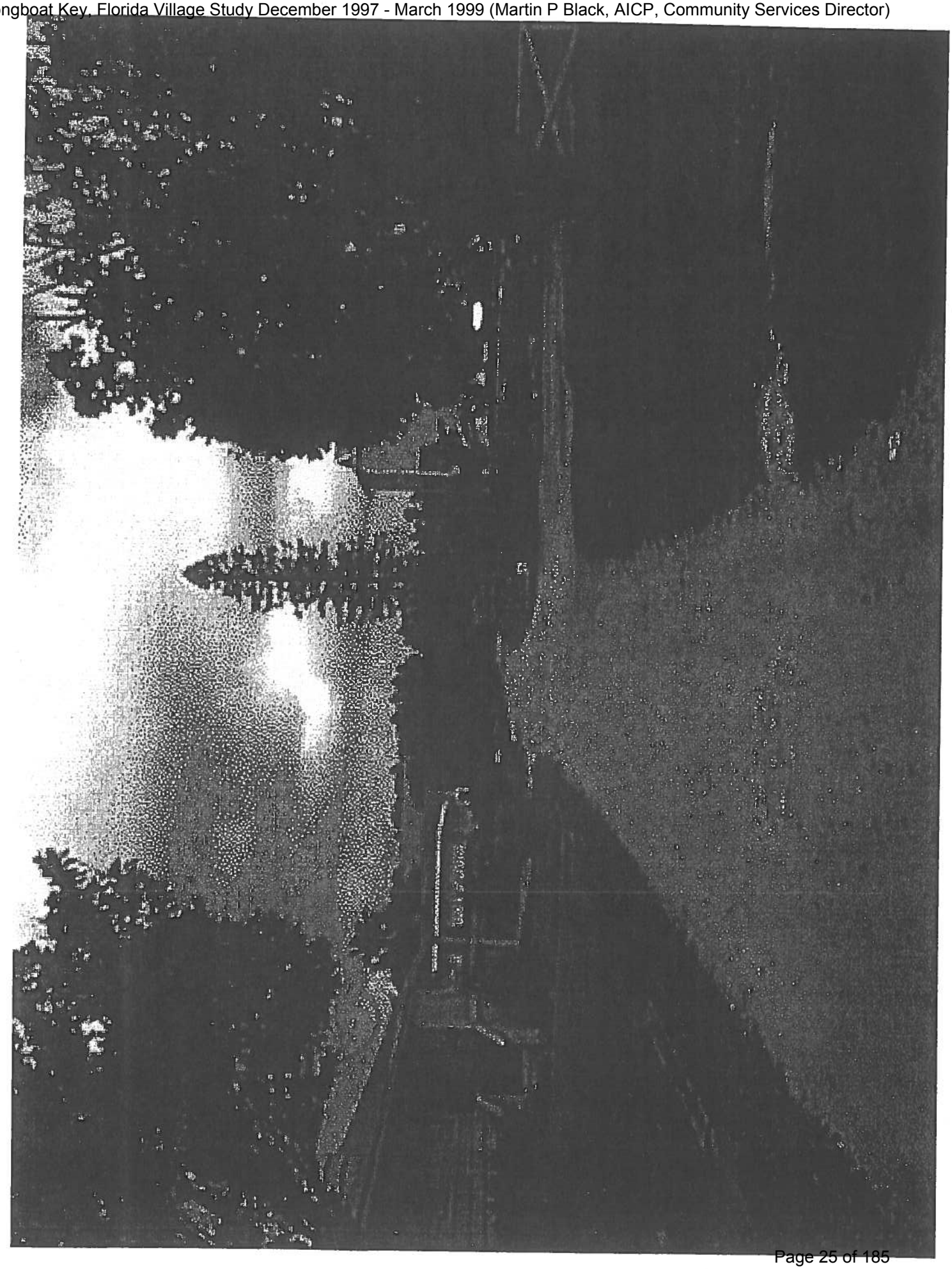


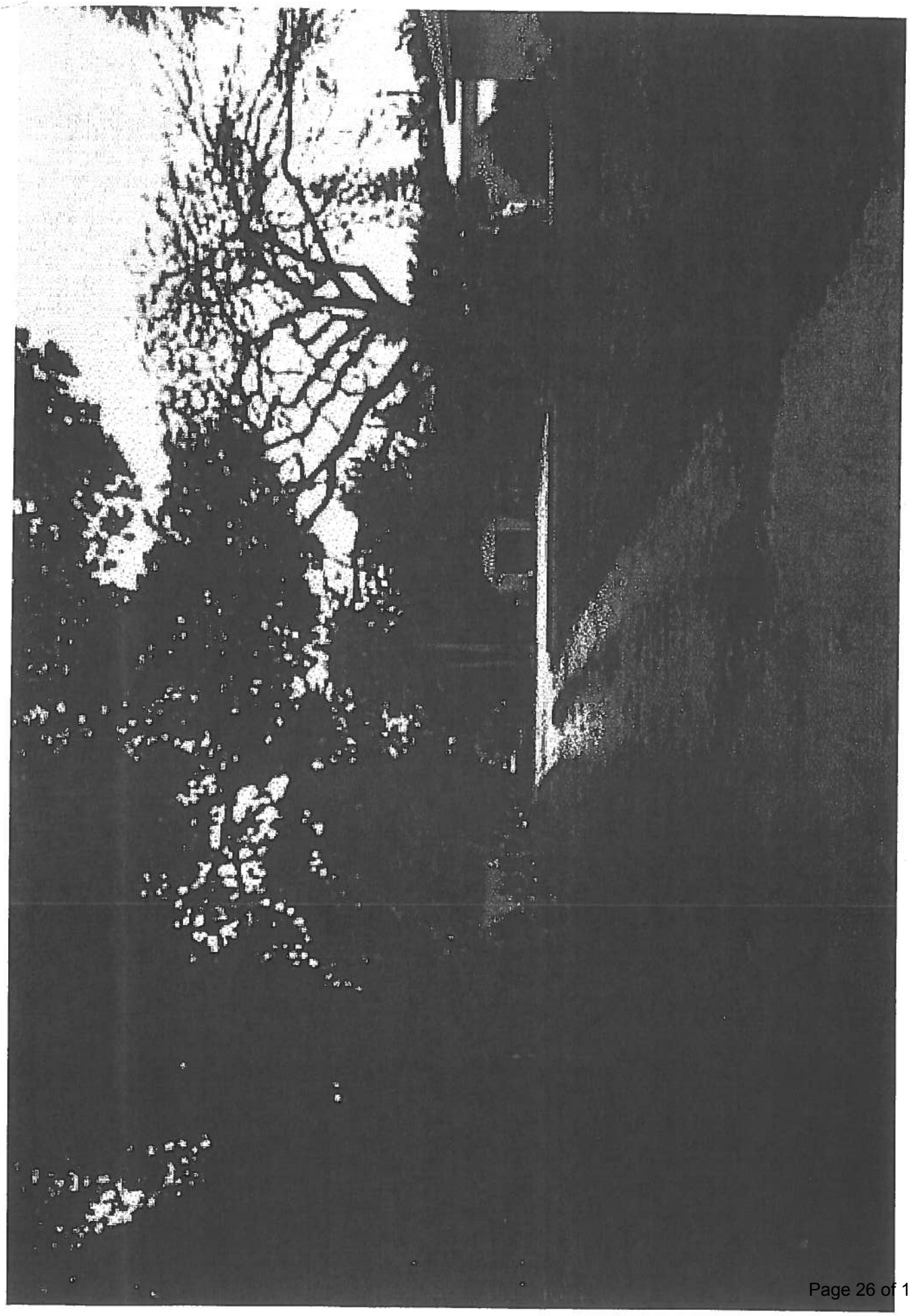

PREPARED BY THE
TOWN OF LONGBOAT KEY
PLANNING, ZONING &
BUILDING DEPARTMENT
THE VILLAGE
Existing Uses
Drawn By
Russ Nowlen
Date: Feb. 18, 1998
SARASOTA BAY
N
6533
BAYOU HAMMOCK ROAD
JACKSON WAY
BISHOP BAYOU
PINE STREET
HUGHES STREET
MAGNOLIA ROAD
SHELL STREET
HIBISCUS WAY
SOUTH
GULF OF MEXICO DR
CEDAR STREET
CEDAR ST.
6920
BAYSIDE DRIVE
DRIVE
690
LINLEY STREET
LONGBOAT
PALM DRIVE
AVENUE
720
691
680
640
BROADWAY
551
LOIS
POINSETTA
NORTH
RUSSELL STREET
FOX STREET
LONGBOAT DRIVE EAST
LONGBOAT CT.
LEGEND
Single-family
Planned Development (Condominium)
Art Genter
Commercial
Nonconforming Two Family
Nonconforming Multifamily

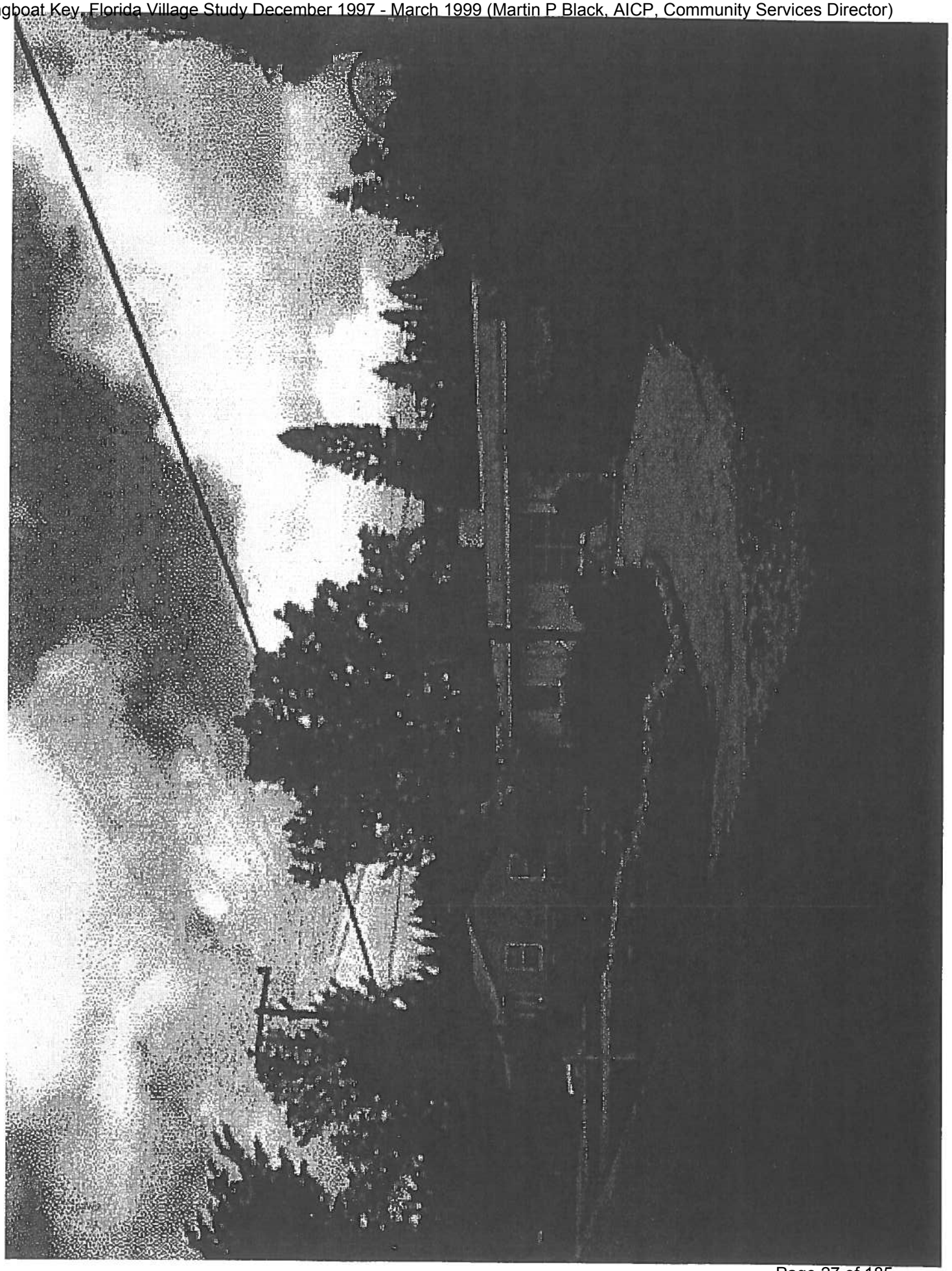

TOWN OF LONGBOAT KEY
PLANNING, ZONING & BUILDING DEPARTMENT
THE VILLAGE
CONTIGUOUS OWNERSHIP
Drawn by: Russ Rowson
Date: Feb. 15, 1999
SHEET 1 OF 1
LEGEND
PARCELS WITH CONTIGUOUS OWNERSHIP
GULF OF MEXICO DR
BAYOU HAMMOCK ROAD
JACKSON WAY
PINE STREET
HUGES STREET
SHELL STREET
MACROCARPO ROAD
HIBISCUS WAY
SOUTH
CEDAR STREET
CEDAR ST.
BAYSIDE DRIVE
LINLEY STREET
LINLEY DRIVE
AVENUE
AVENUE
LONGBOAT
PALM DRIVE
BROADWAY
BAYSIDE DRIVE
LOIS
POINSETTA
NORTH
RUSSELL STREET
FOX STREET
LONGBOAT DRIVE EAST
LONGBOAT CT.
LONGBOAT DRIVE
LANDS END DR

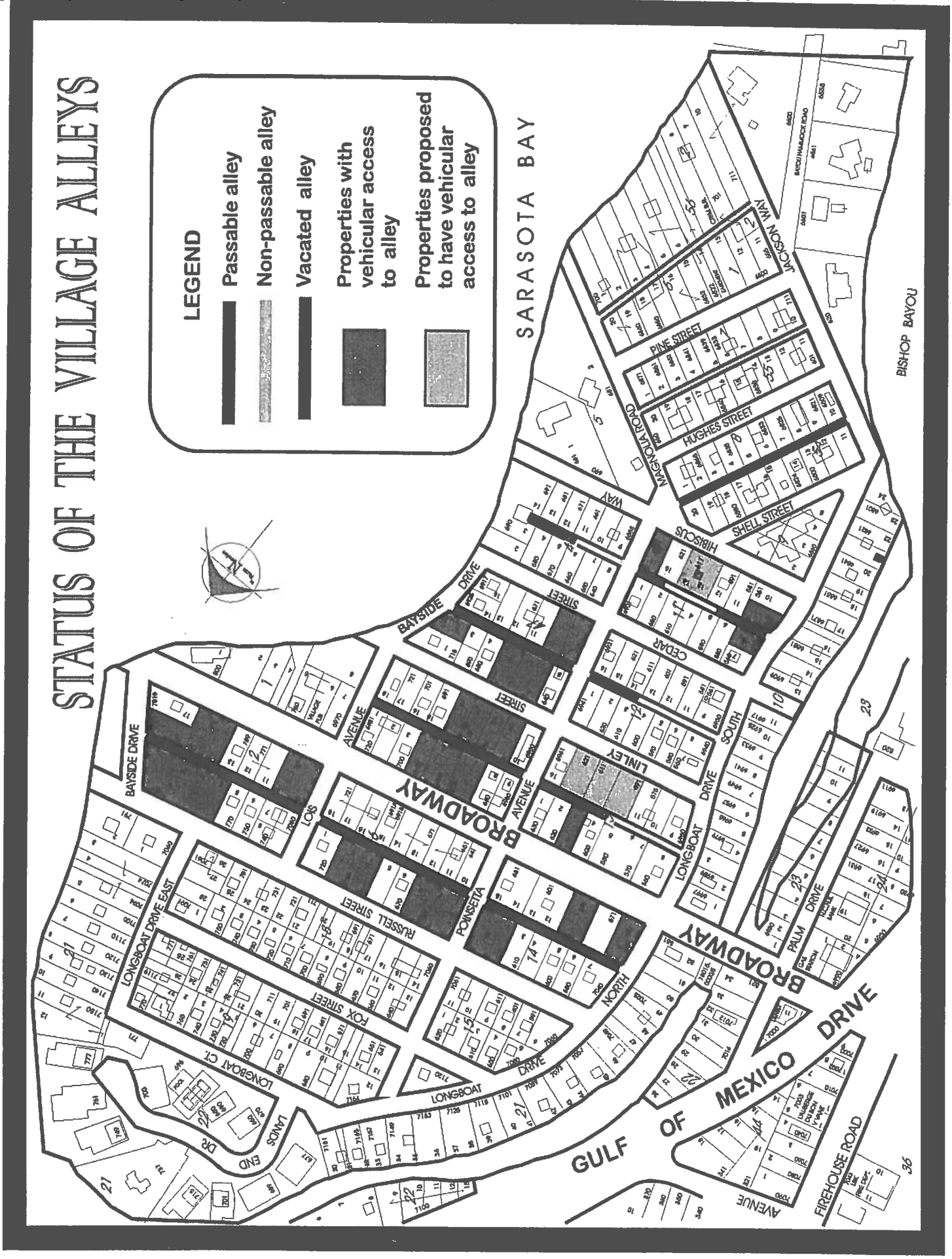

PREPARED BY THE
TOWN OF LONGBOAT KEY
PLANNING, ZONING &
BUILDING DEPARTMENT
THE VILLAGE
STORM WATER
Drawn by
Russ Nowlen
Date: Feb. 16, 1999
SHEET
1 OF 1
N
LEGEND
STORM SEWER INLET
STORM SEWER LINE
GULF OF MEXICO DR.

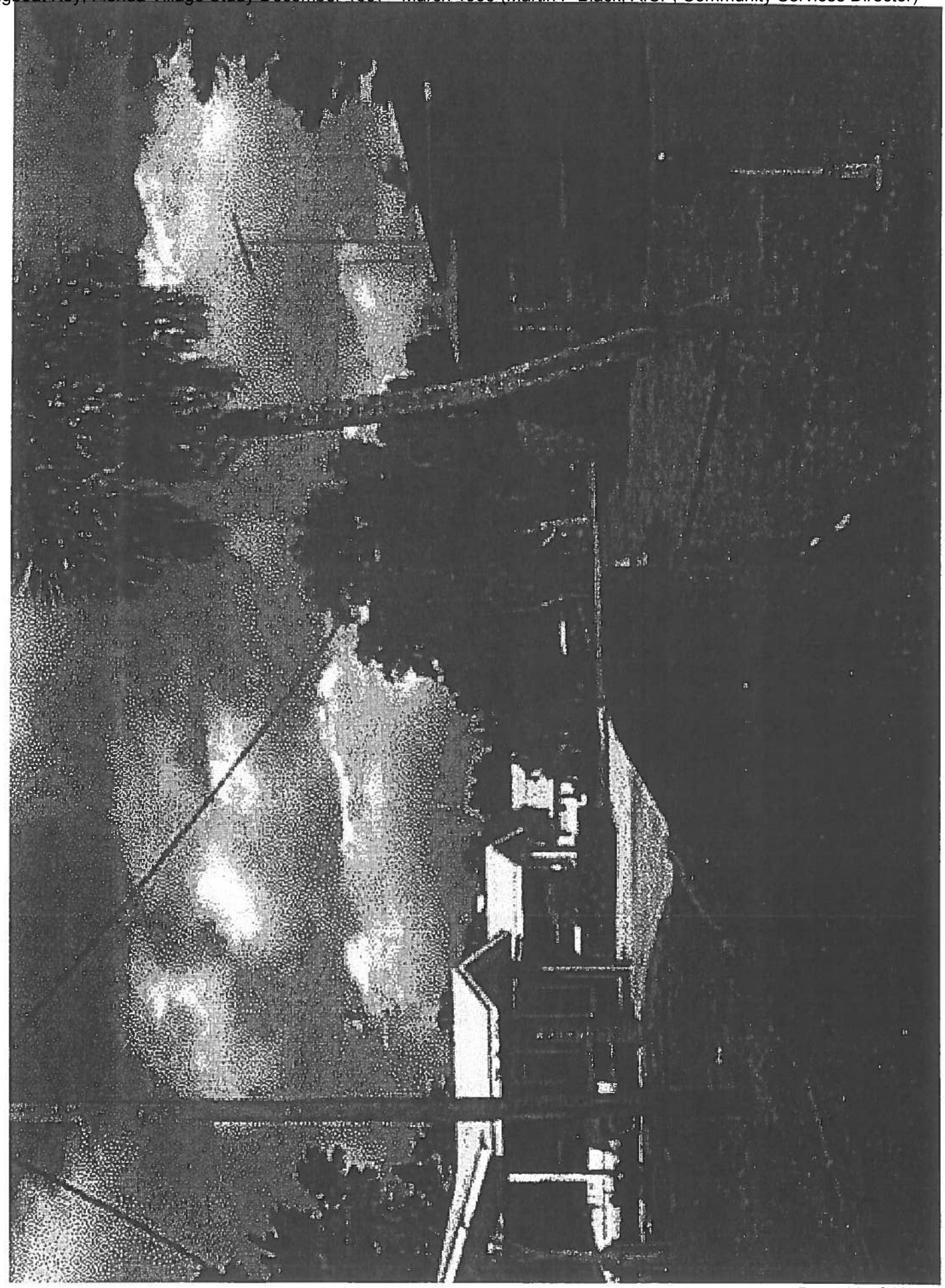

PREPARED BY THE
TOWN OF LONGBOAT KEY
PLANNING, ZONING &
BUILDING DEPARTMENT
THE VILLAGE
VEHICULAR ACCESS
Drawn by
Russ Nowlen
Date: Feb. 16,1998
SHEET
1 OF 1
LEGEND
PARCELS WITH STREET ACCESS
PARCELS WITH ALLEY ACCESS
PARCELS WITH STREET AND ALLEY ACCESS
PARCELS WITH BOAT STORAGE
BAYOU HAMMOCK ROAD
JACKSON WAY
PINE STREET
HUGHES STREET
MAGNOLIA ROAD
SHELL STREET
HIBISCUS WAY
SOUTH
CEDAR STREET
CEDAR ST.
BAYSIDE DRIVE
LINLEY STREET
LONGBOAT DRIVE
PALM DRIVE
GULF OF MEXICO DR
AVENUE
BROADWAY
Vacant
LOIS
POINSETTA
NORTH
RUSSELL STREET
FOX STREET
LONGBOAT DRIVE EAST
LONGBOAT CT.
LANDS END DR.

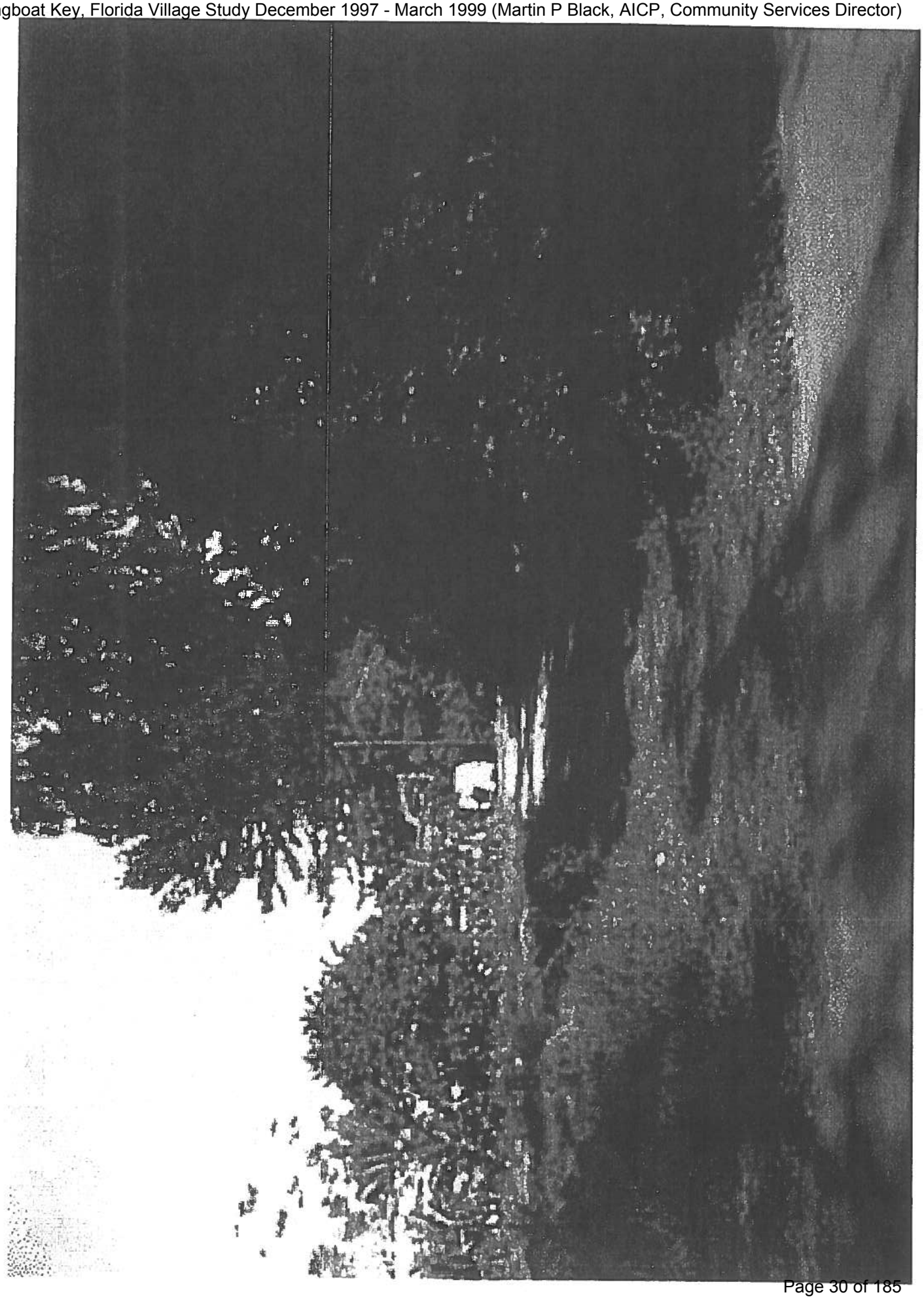


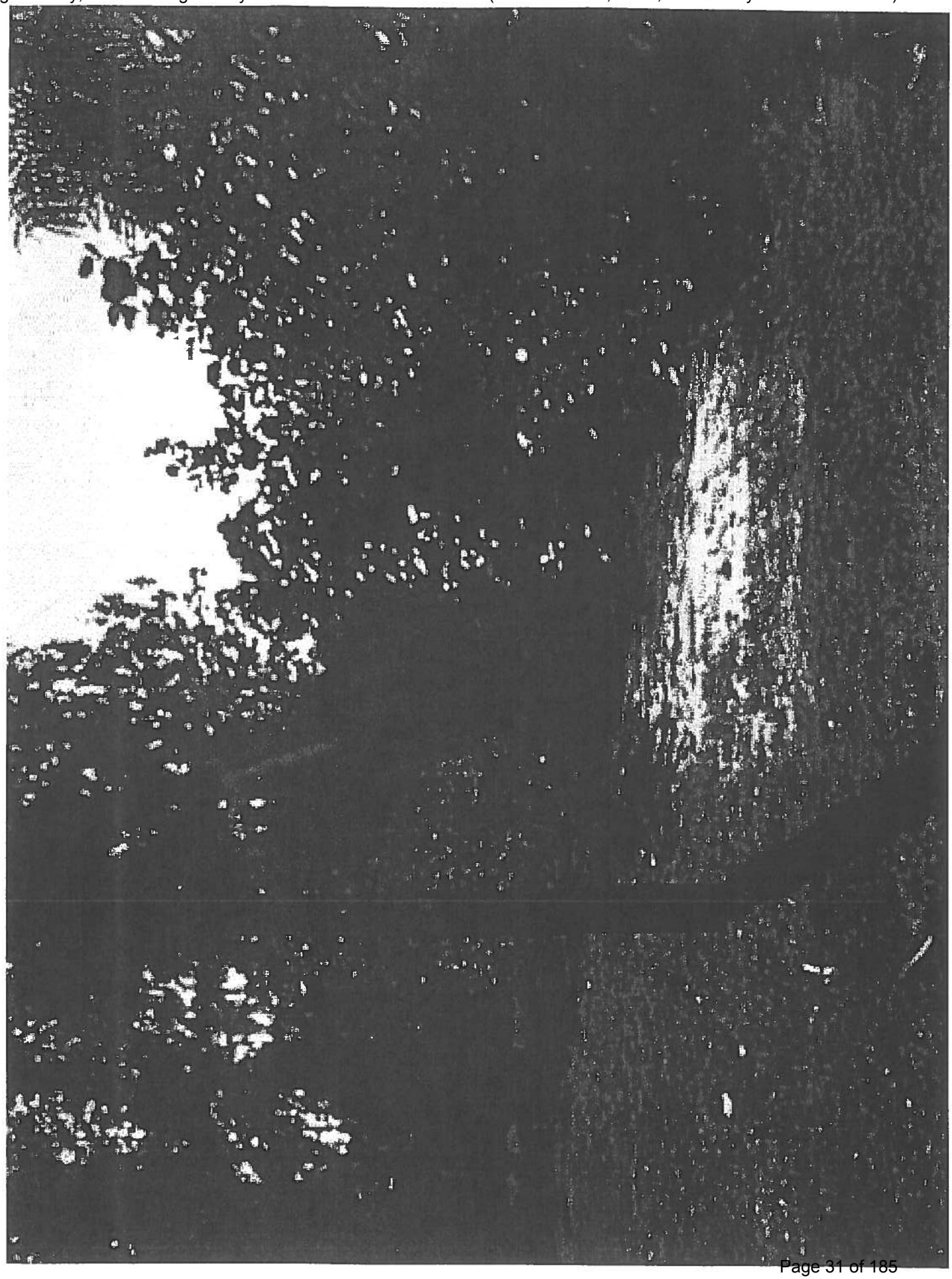


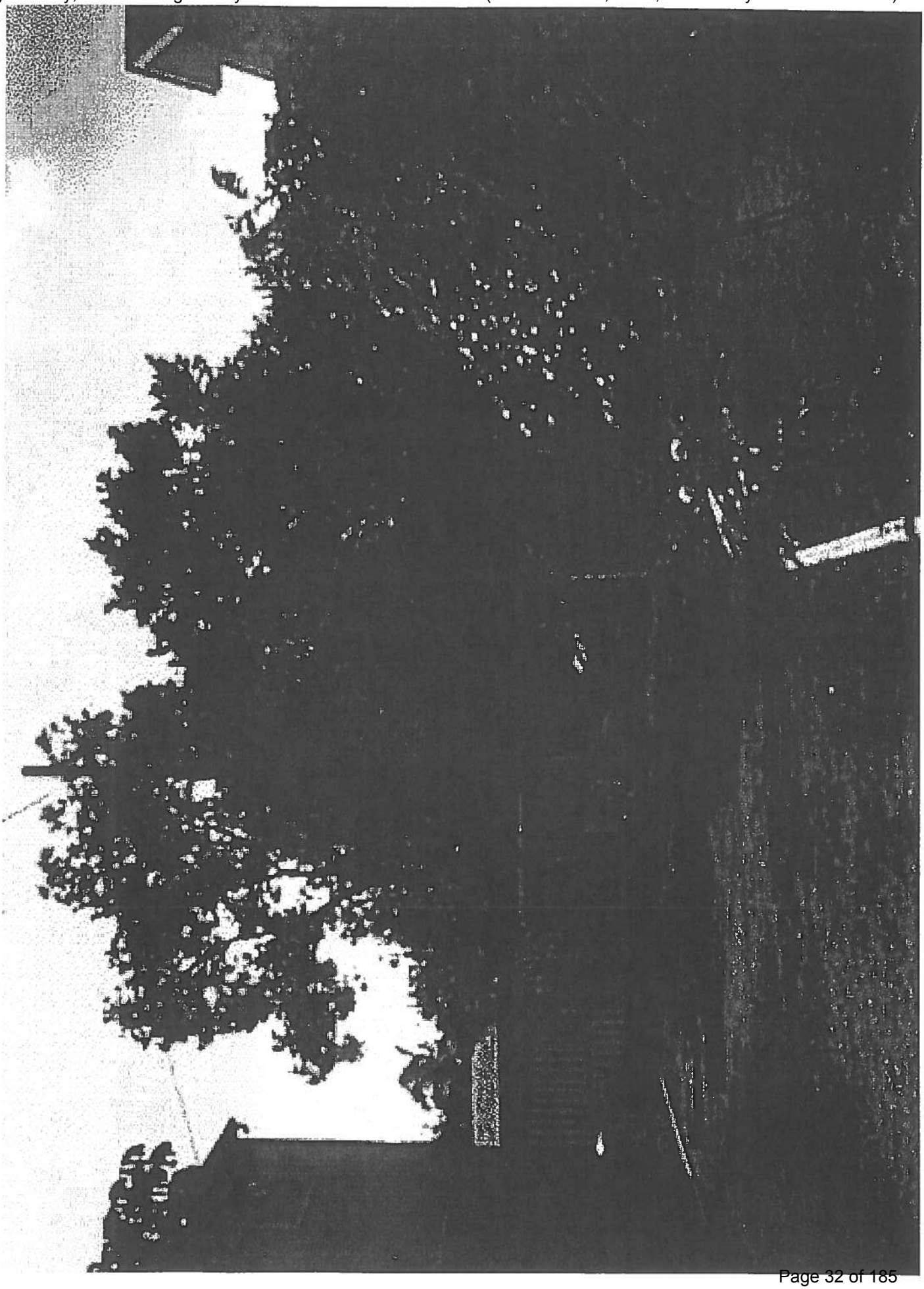


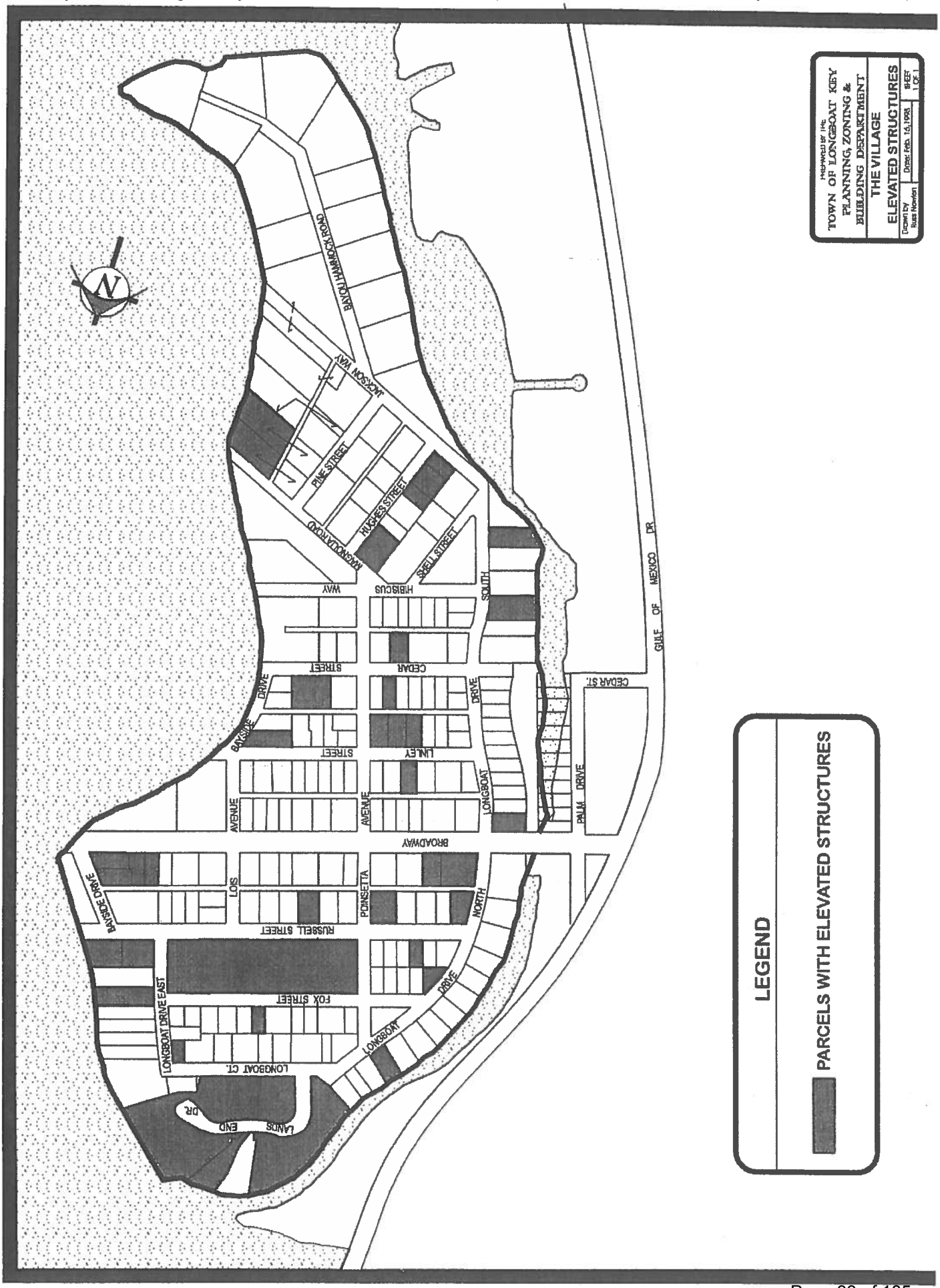

STATUS OF THE VILLAGE ALLEYS
LEGEND
Passable alley
Non-passable alley
Vacated alley
Properties with vehicular access to alley
Properties proposed to have vehicular access to alley
SARASOTA BAY
BISHOP BAYOU
GULF OF MEXICO DRIVE
BROADWAY
BAYSIDE DRIVE
LONGBOAT DRIVE EAST
LONGBOAT DRIVE NORTH
LONGBOAT DRIVE SOUTH
MANGROVE ROAD
JACKSON WAY
PINE STREET
HUGHES STREET
SHELL STREET
HIBISCUS
CEDAR
LINLEY
POINSETTIA
RUSSELL STREET
FOX STREET
LONGBOAT CT.
LANDS END DR.
PALM DRIVE
FIREHOUSE ROAD
AVENUE
STREET
DRIVE
WAY

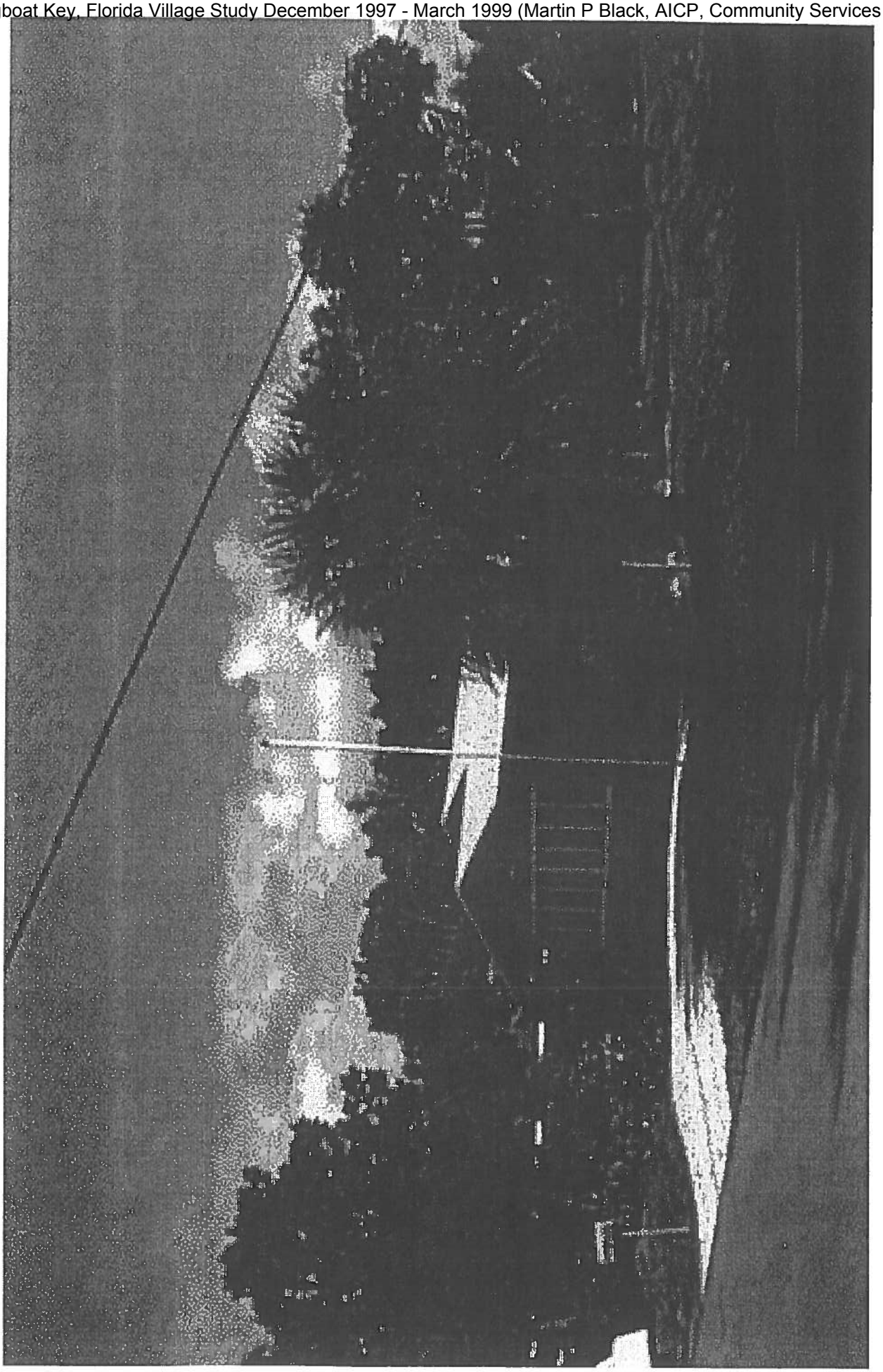


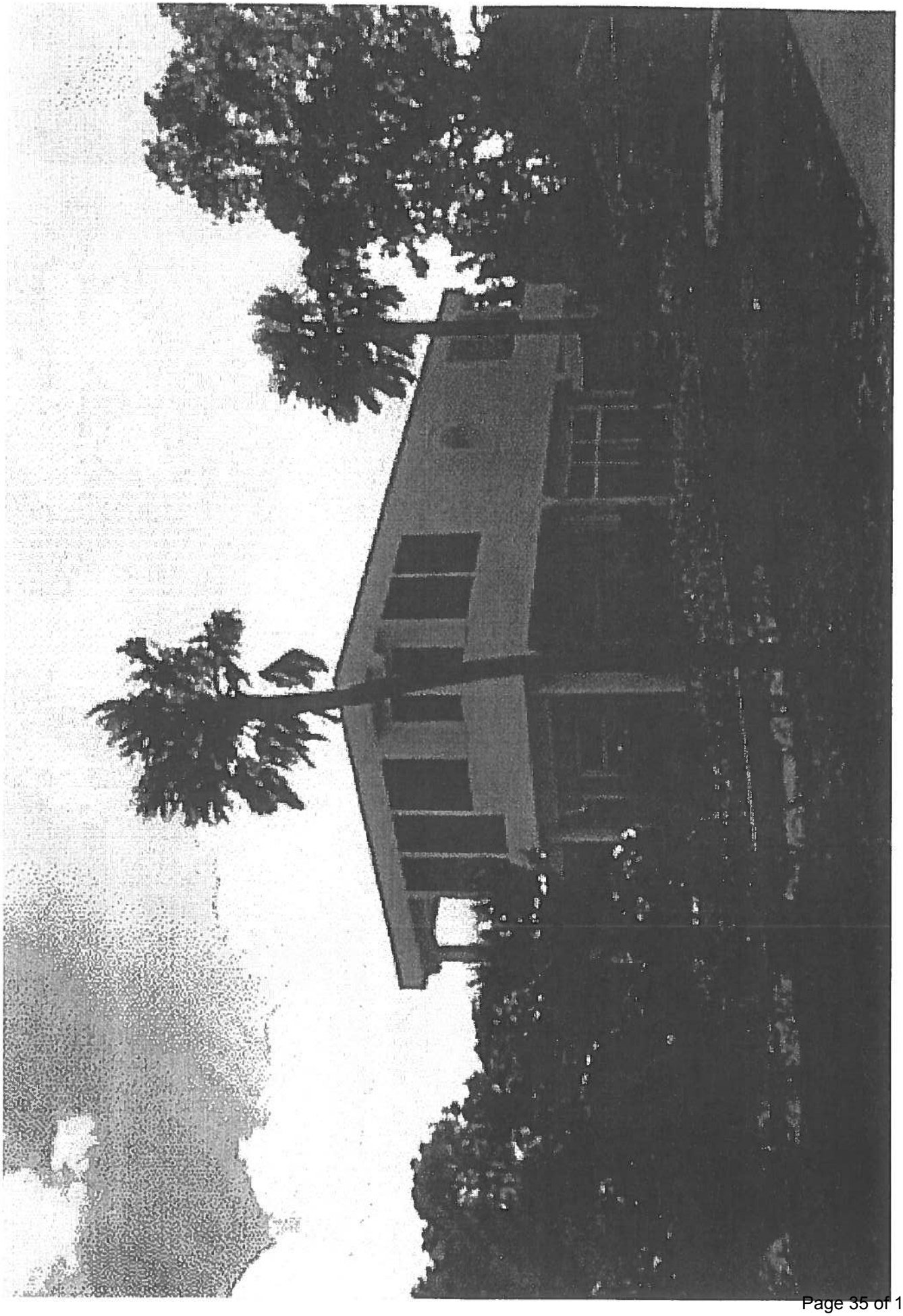


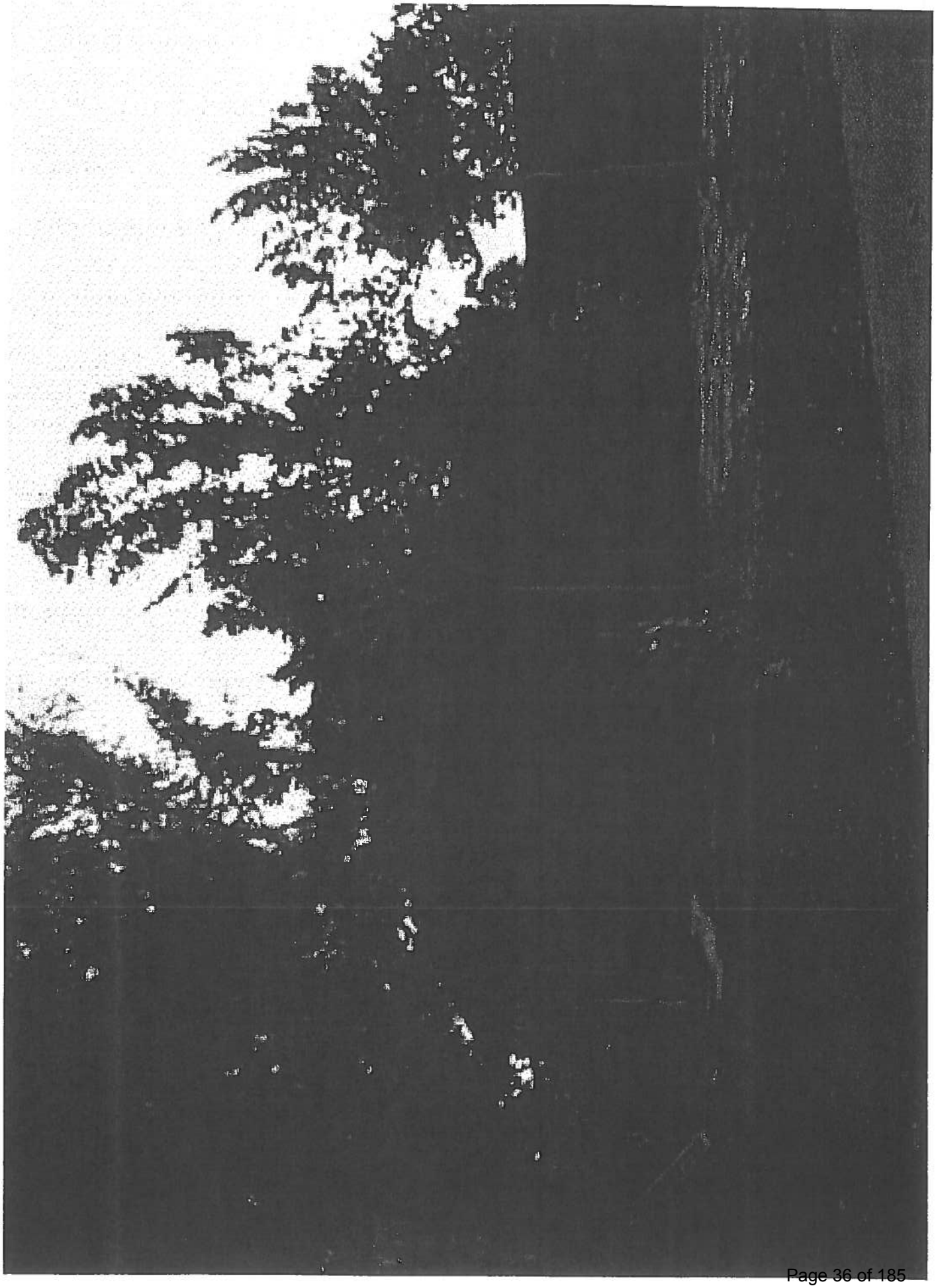




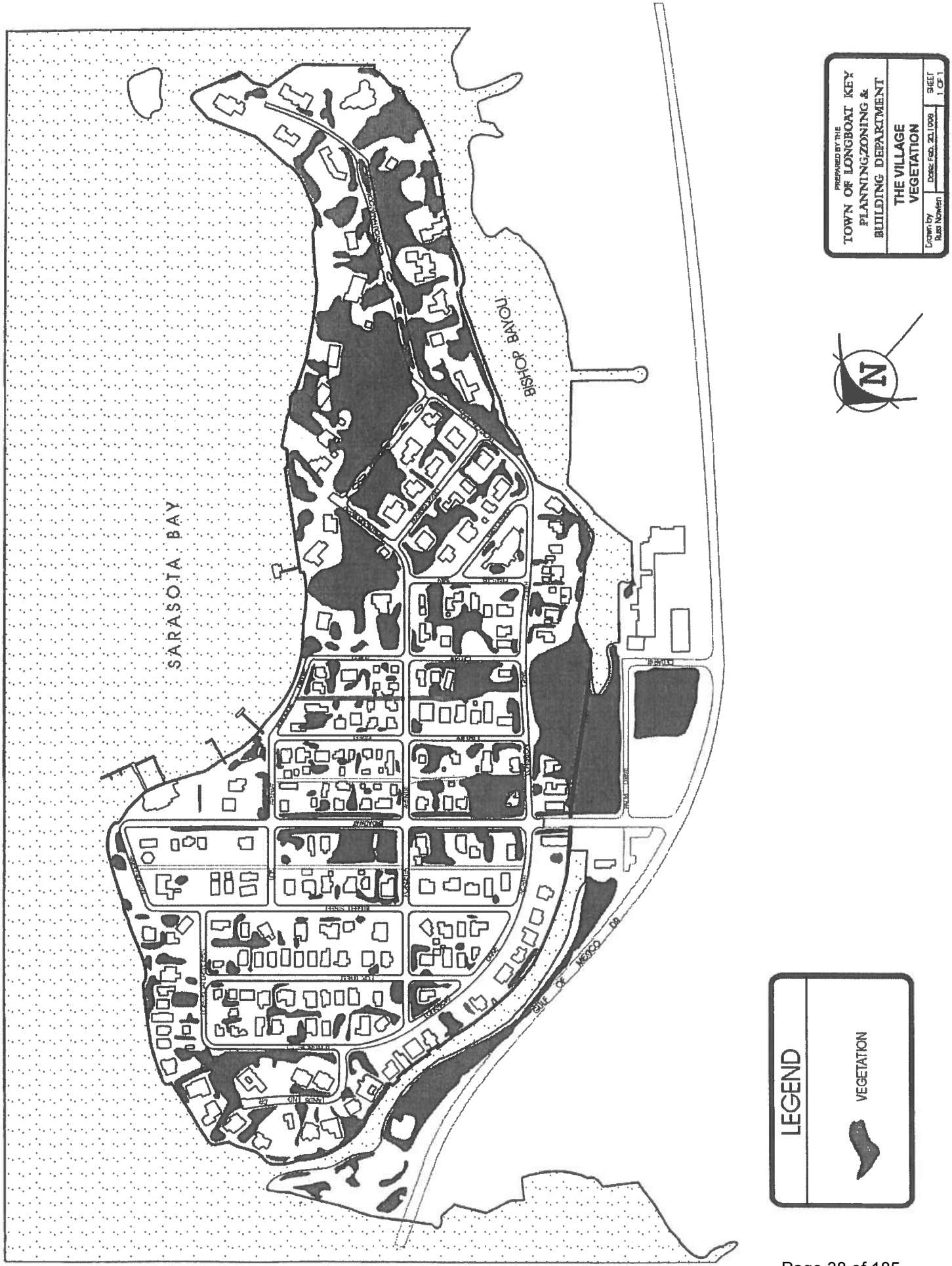

TOWN OF LONGBOAT KEY
PLANNING, ZONING & BUILDING DEPARTMENT
THE VILLAGE
ELEVATED STRUCTURES
Drawn by: Russ Nowlen
Date: Feb. 15, 1999
SHEET 1 OF 1
LEGEND
PARCELS WITH ELEVATED STRUCTURES
GULF OF MEXICO DR
BAYOU HAMMOCK ROAD
JACKSON WAY
PINE STREET
HUGHES STREET
SHELL STREET
MANGROVE ROAD
HIBISCUS WAY
CEDAR STREET
CEDAR ST.
BAYSIDE DRIVE
LONGBOAT AVENUE
BROADWAY
LONGBOAT DRIVE
PALM DRIVE
LOIS
POINSETTA
NORTH
RUSSELL STREET
FOX STREET
LONGBOAT DRIVE EAST
LONGBOAT CT.
LANDS END DR.

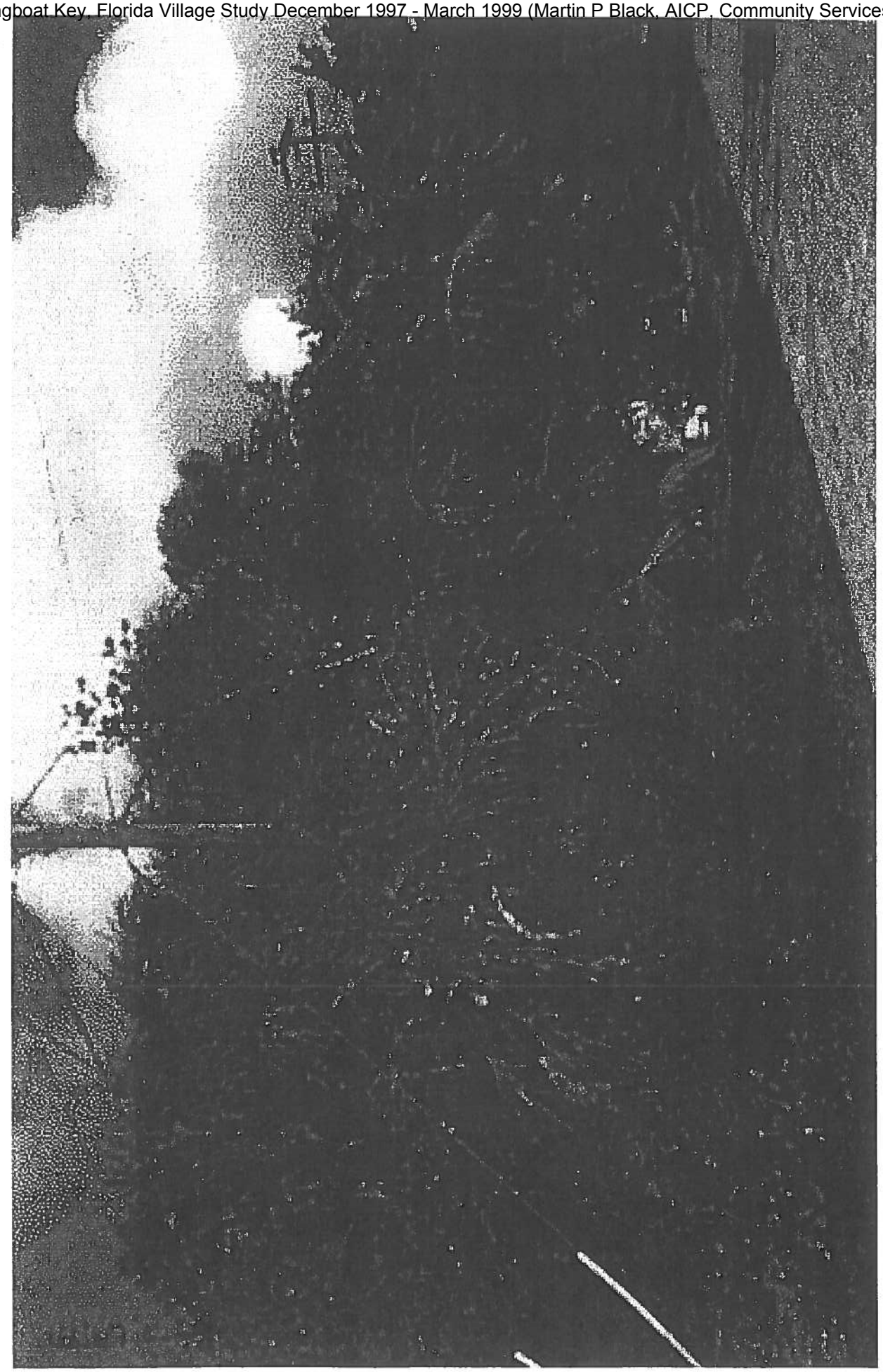


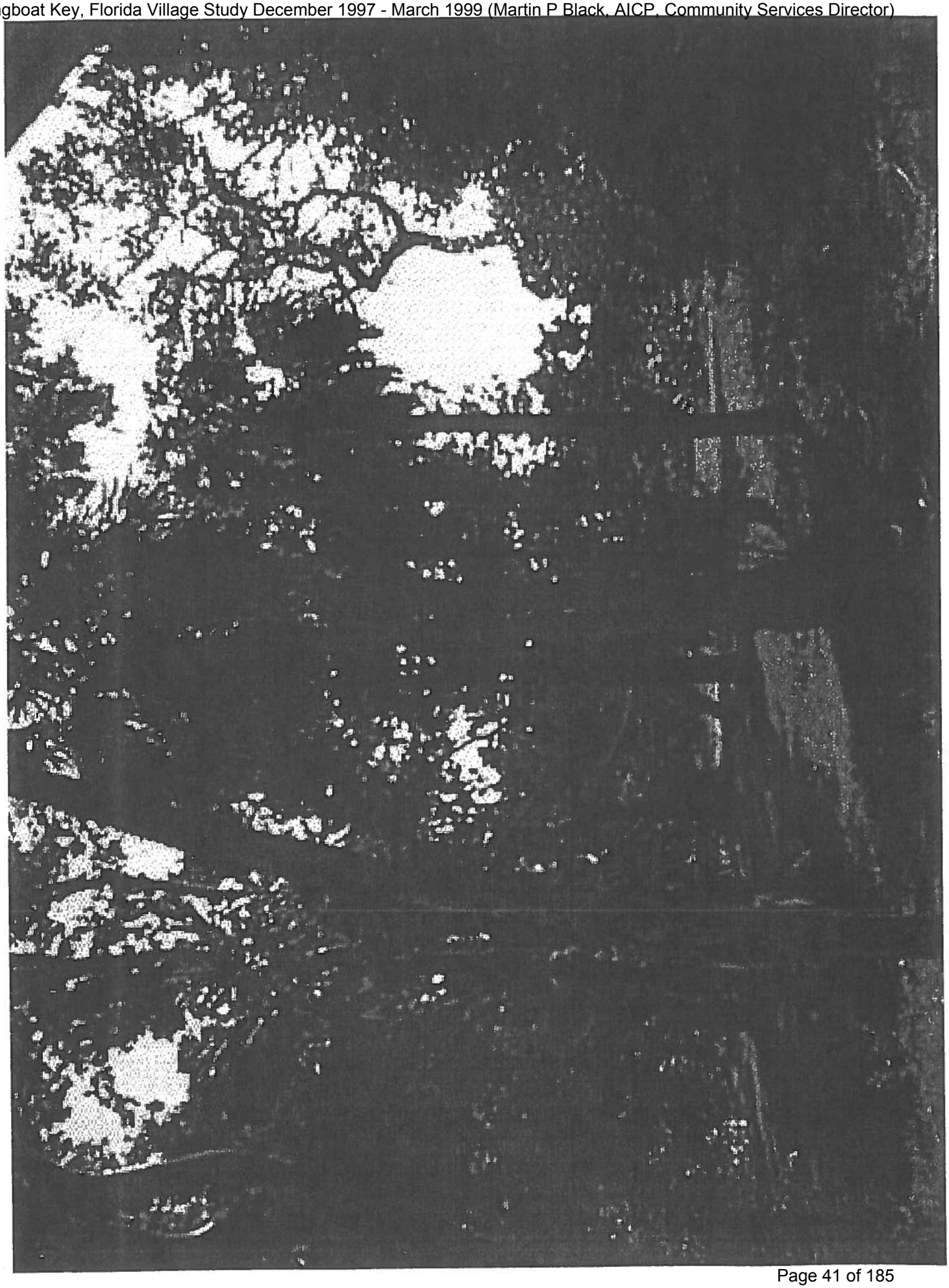


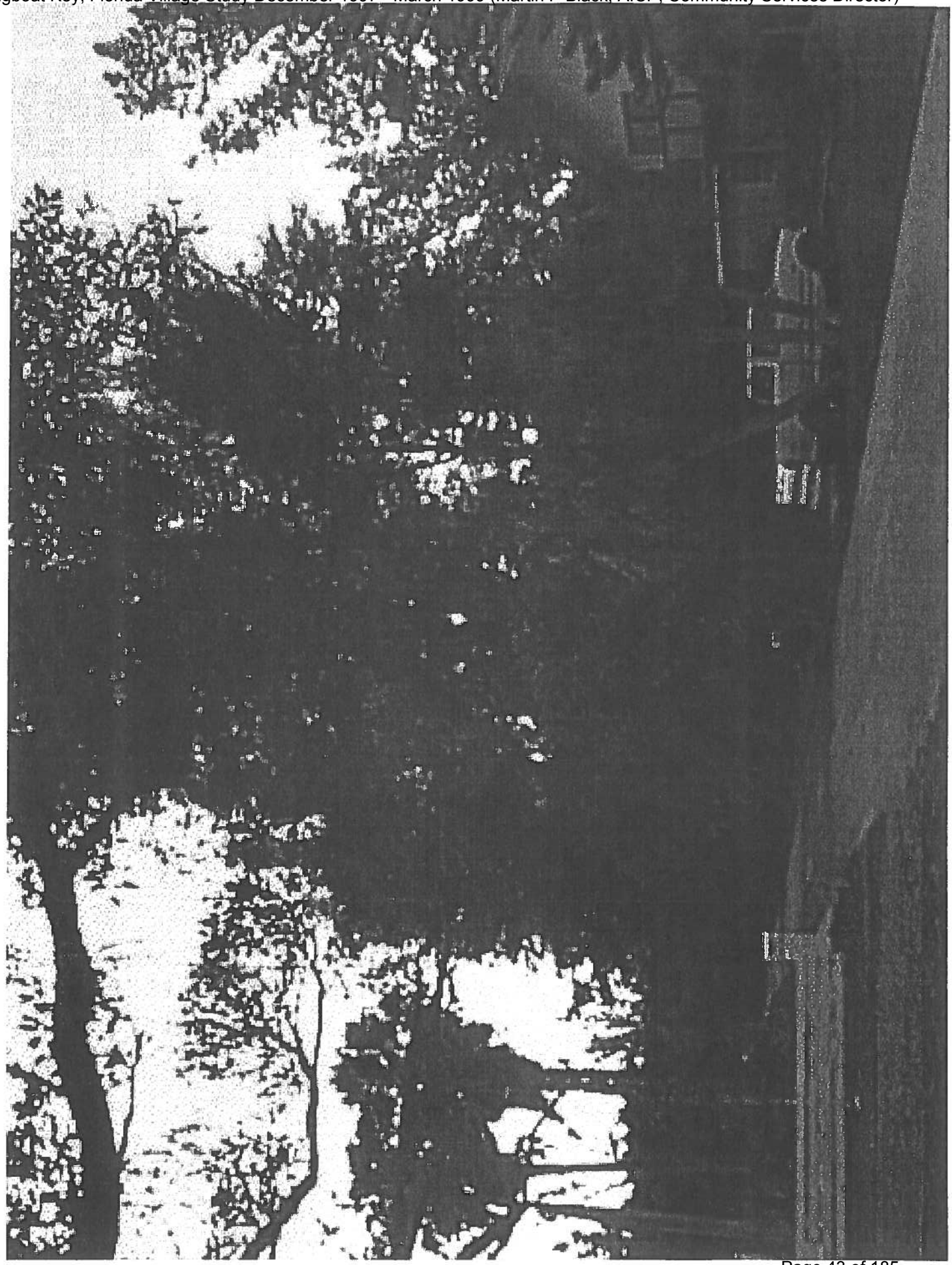


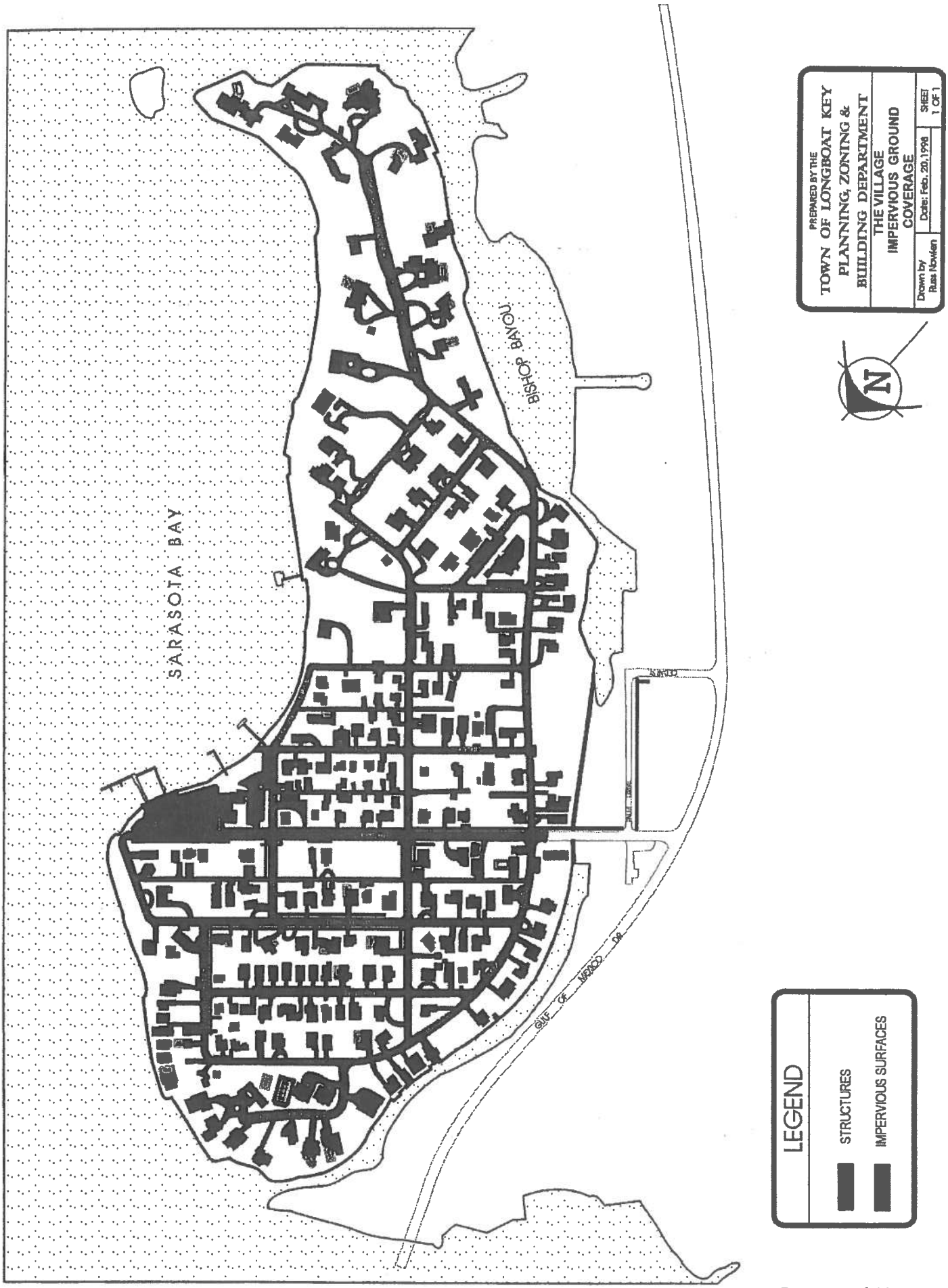
✦ Physical Characteristics
• Landscaping/Vegetative Patterns
• Architectural
• Right-of-Way use Conditions
• Lighting

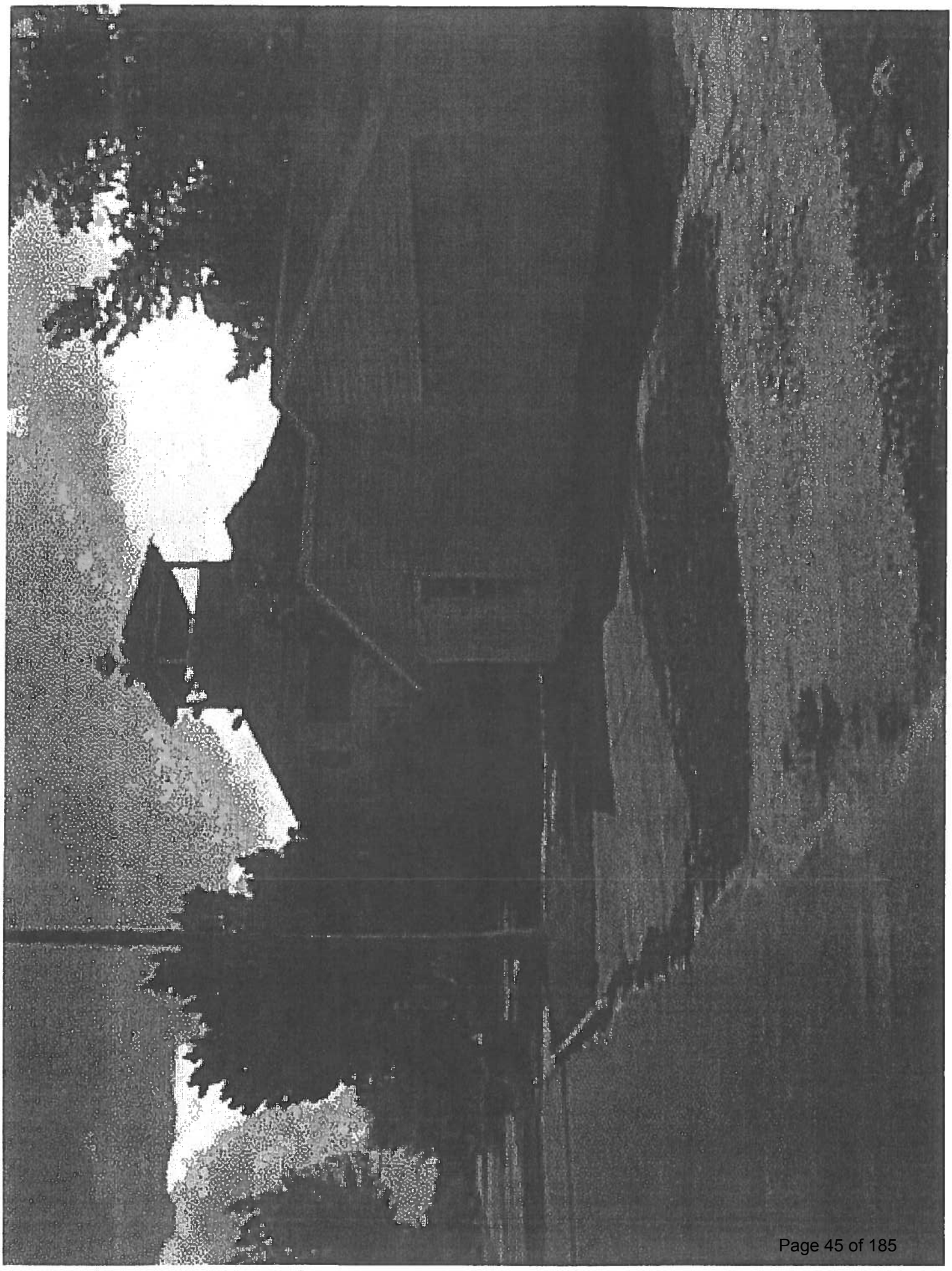

SARASOTA BAY
BISHOP BAYOU
GULF OF MEXICO DR
PREPARED BY THE
TOWN OF LONGBOAT KEY
PLANNING,ZONING &
BUILDING DEPARTMENT
THE VILLAGE
VEGETATION
Drawn by
Russ Nowlen
Date: Feb. 20, 1998
SHEET
1 OF 1
N
LEGEND
VEGETATION

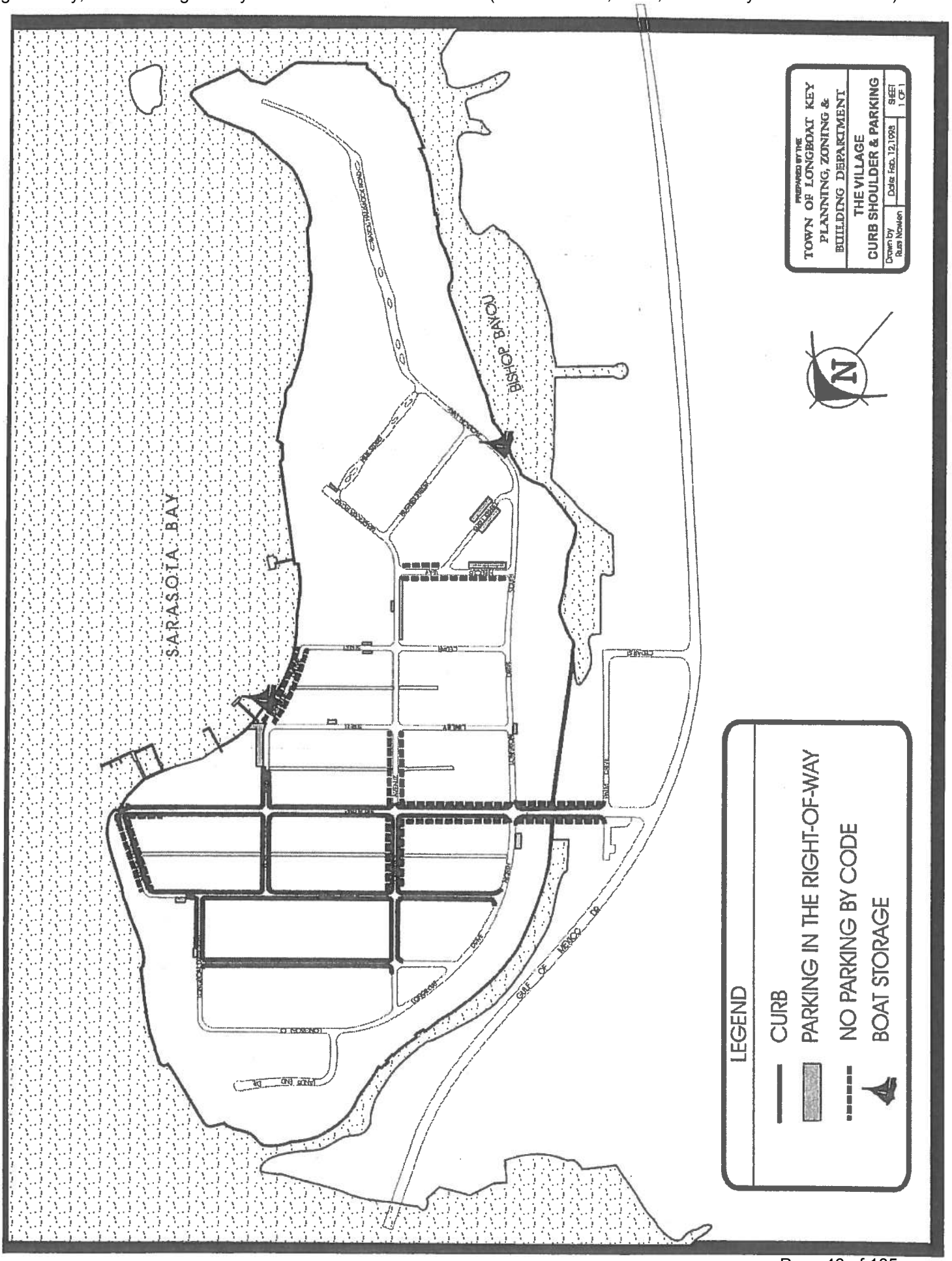


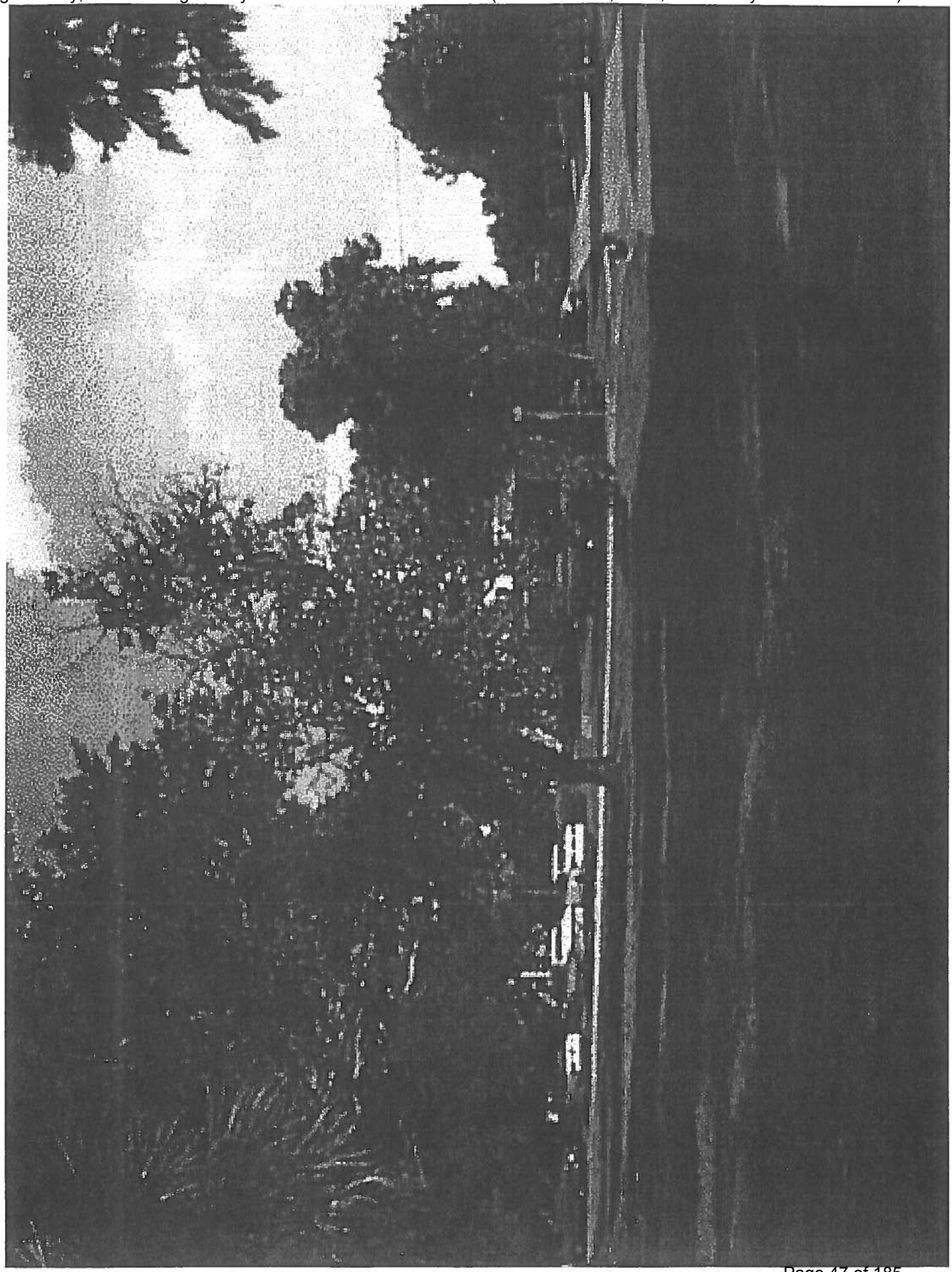


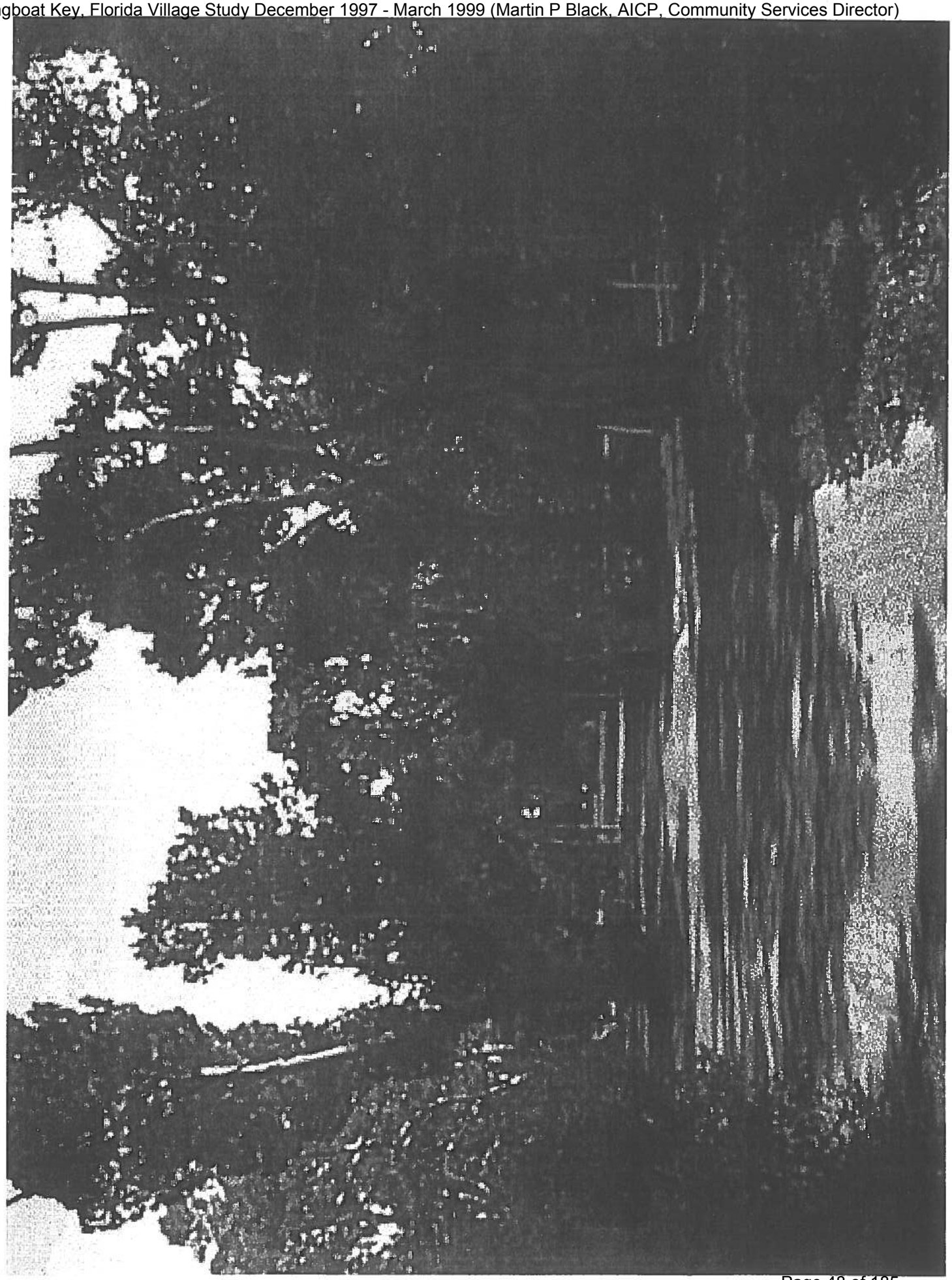


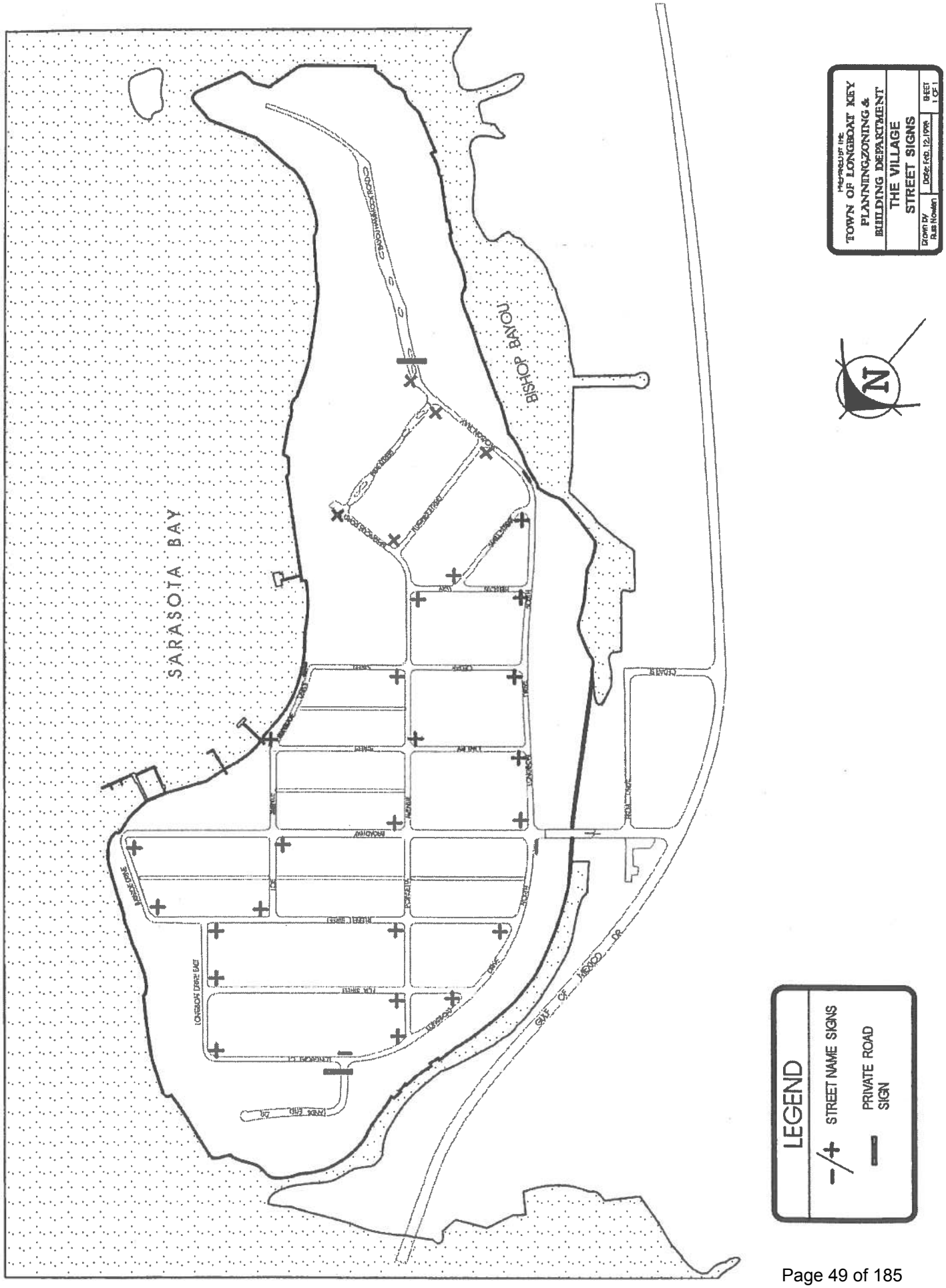

SARASOTA BAY
BISHOP BAYOU
GULF OF MEXICO DR
PREPARED BY THE
TOWN OF LONGBOAT KEY
PLANNING, ZONING &
BUILDING DEPARTMENT
THE VILLAGE
IMPERVIOUS GROUND
COVERAGE
Drawn by: Russ Nowlen
Date: Feb. 20, 1998
SHEET 1 OF 1
N
LEGEND
STRUCTURES
IMPERVIOUS SURFACES

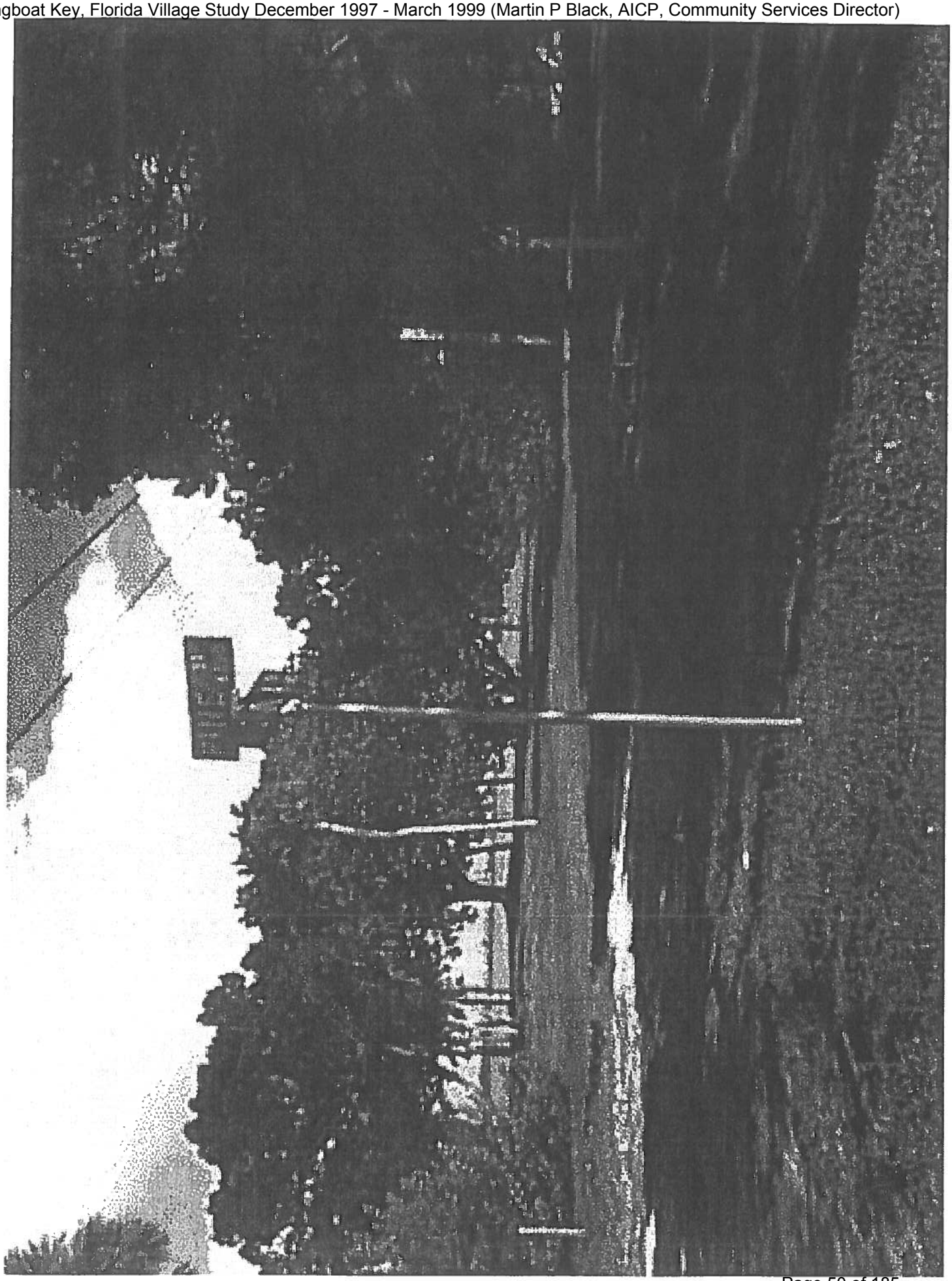


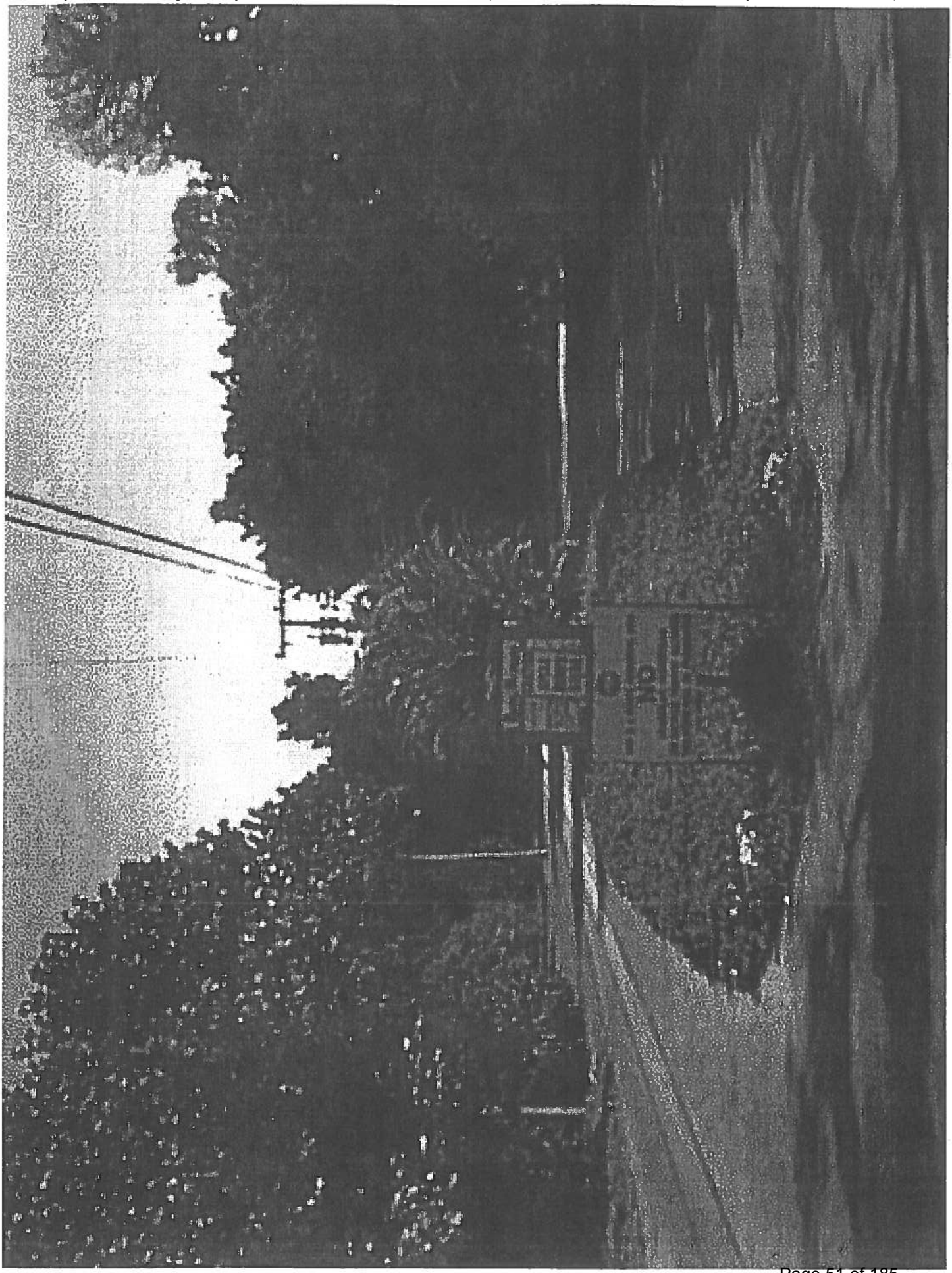

S.A.R.A.S.O.T.A. BAY
BISHOP BAYOU
GULF OF MEXICO DR
LEGEND
CURB
PARKING IN THE RIGHT-OF-WAY
NO PARKING BY CODE
BOAT STORAGE
N
PREPARED BY THE
TOWN OF LONGBOAT KEY
PLANNING, ZONING &
BUILDING DEPARTMENT
THE VILLAGE
CURB SHOULDER & PARKING
Drawn by
Russ Nowlen
Date: Feb. 12,1998
SHEET
1 OF 1

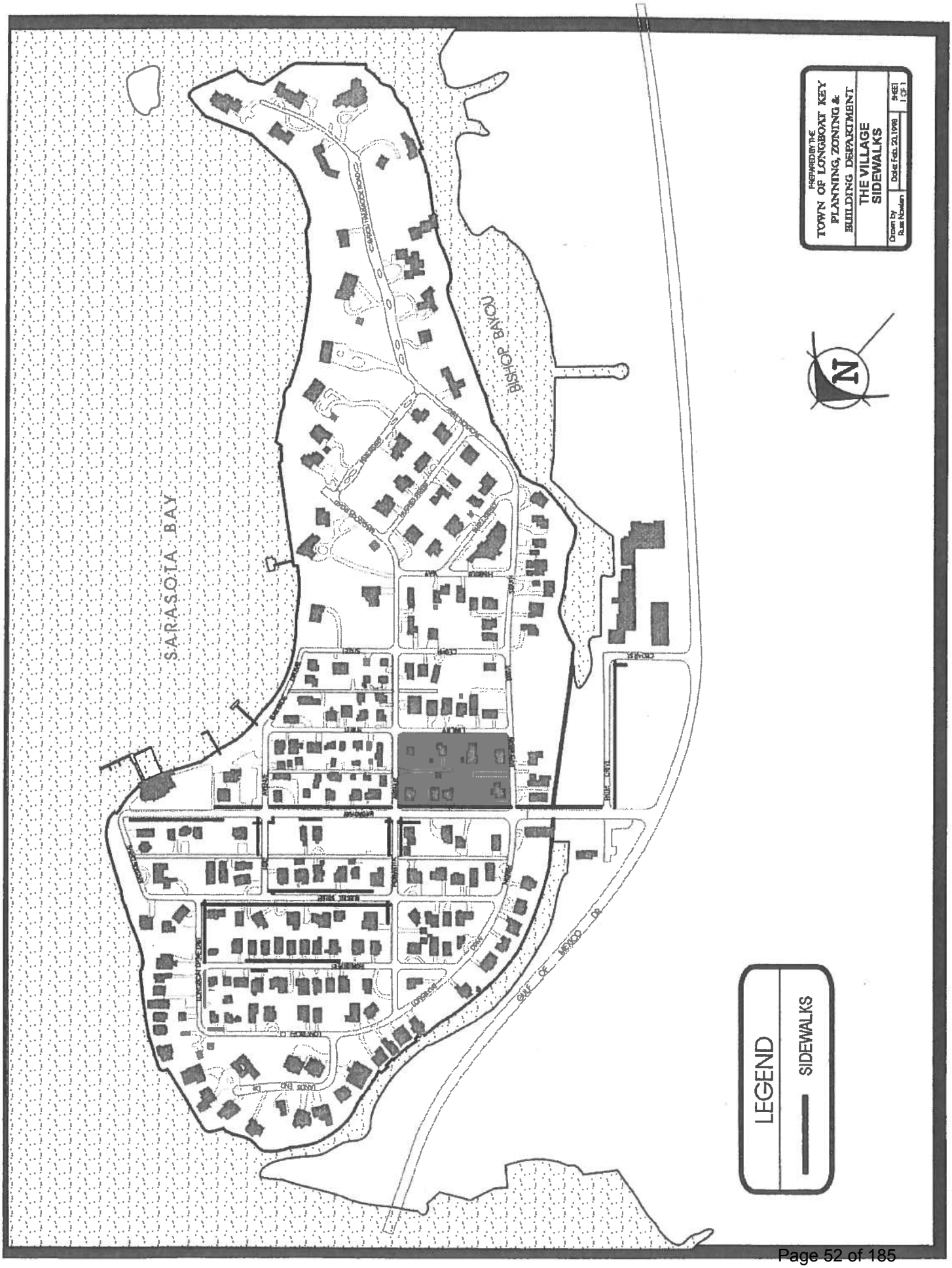


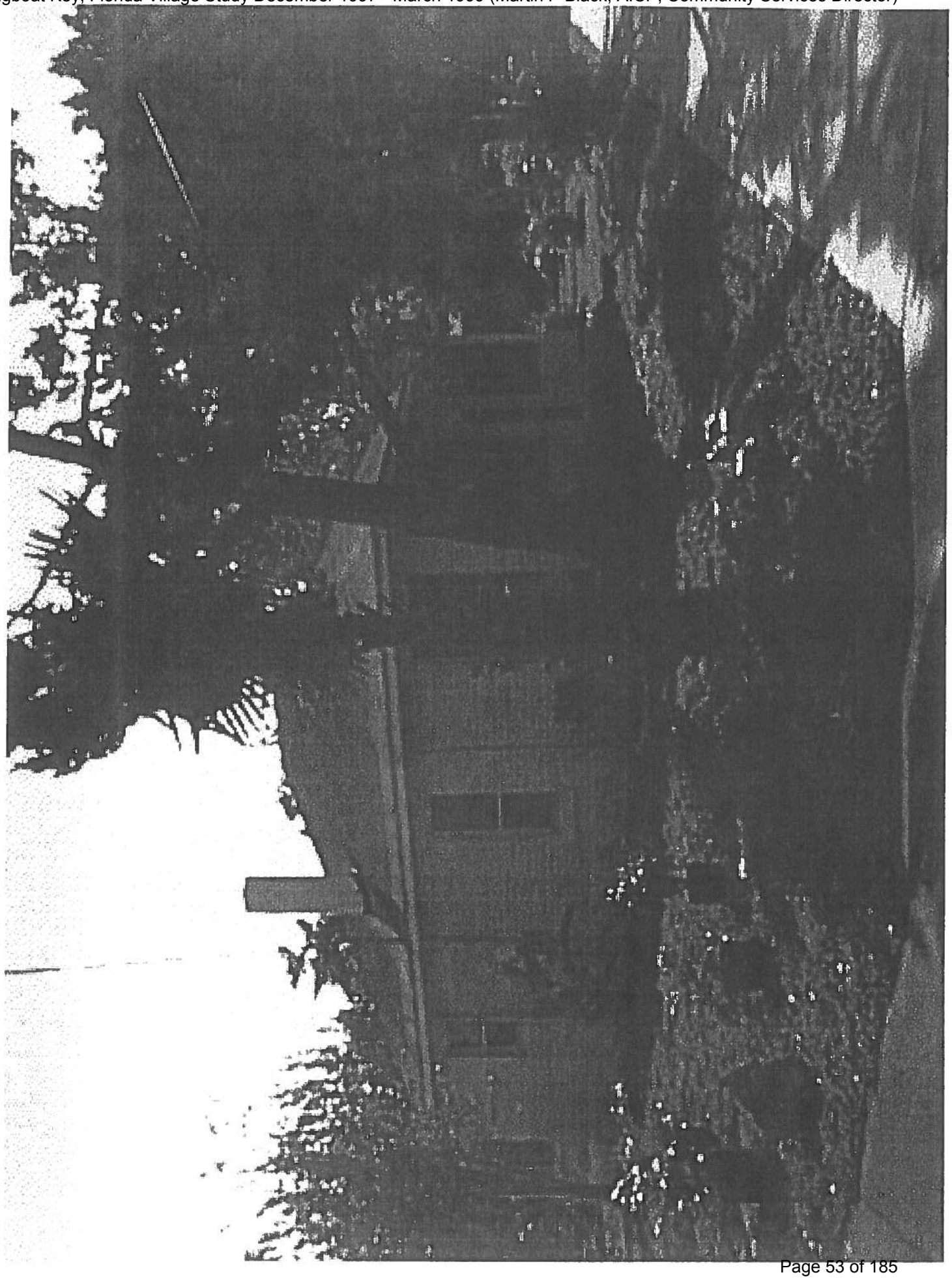


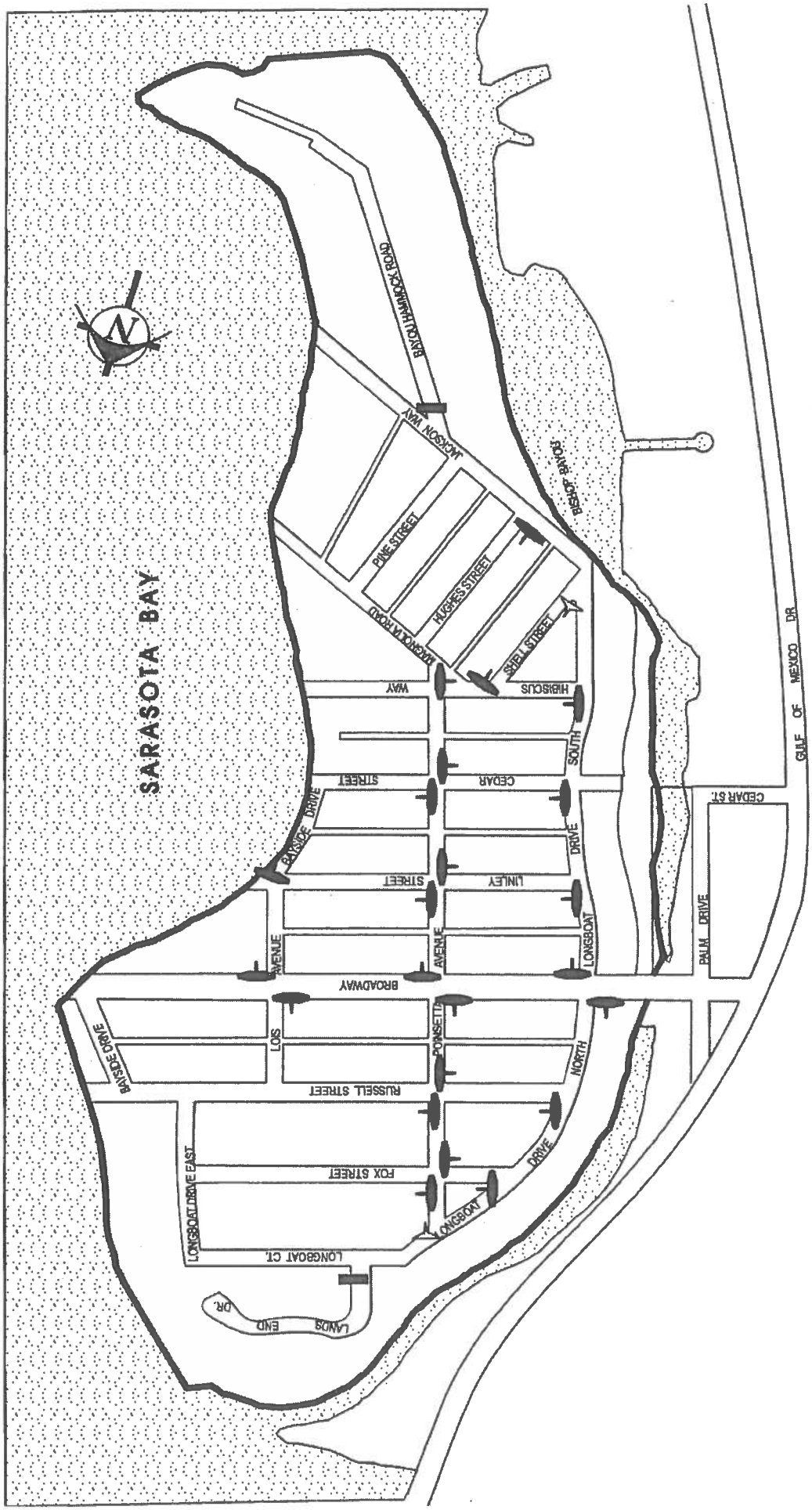

SARASOTA BAY
BISHOP BAYOU
GULF OF MEXICO DR
LEGEND
STREET NAME SIGNS
PRIVATE ROAD SIGN
TOWN OF LONGBOAT KEY
PLANNING,ZONING &
BUILDING DEPARTMENT
THE VILLAGE
STREET SIGNS
Drawn by
Russ Nowlen
Date: Feb. 12, 1998
SHEET
1 OF 1
N






PREPARED BY THE
TOWN OF LONGBOAT KEY
PLANNING, ZONING &
BUILDING DEPARTMENT
THE VILLAGE
SIDEWALKS
Drawn by
Russ Nowlan
Date: Feb. 20, 1998
SHEET
1 OF 1
N
BISHOP BAYOU
SARASOTA BAY
GULF OF MEXICO DR
LEGEND
SIDEWALKS





PREPARED BY THE TOWN OF LONGBOAT KEY PLANNING, ZONING & BUILDING DEPARTMENT

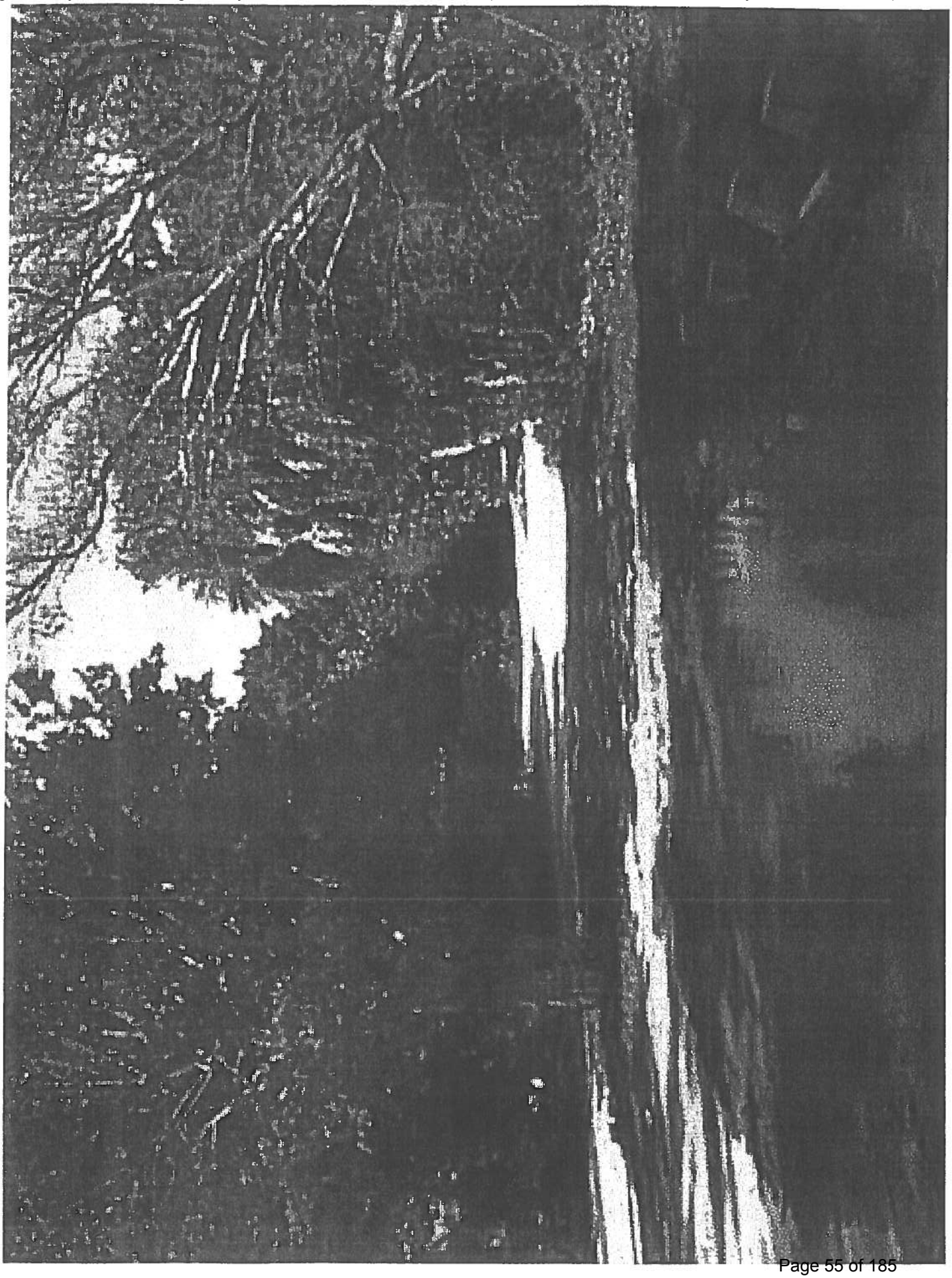
THE VILLAGE TRAFFIC SIGNS

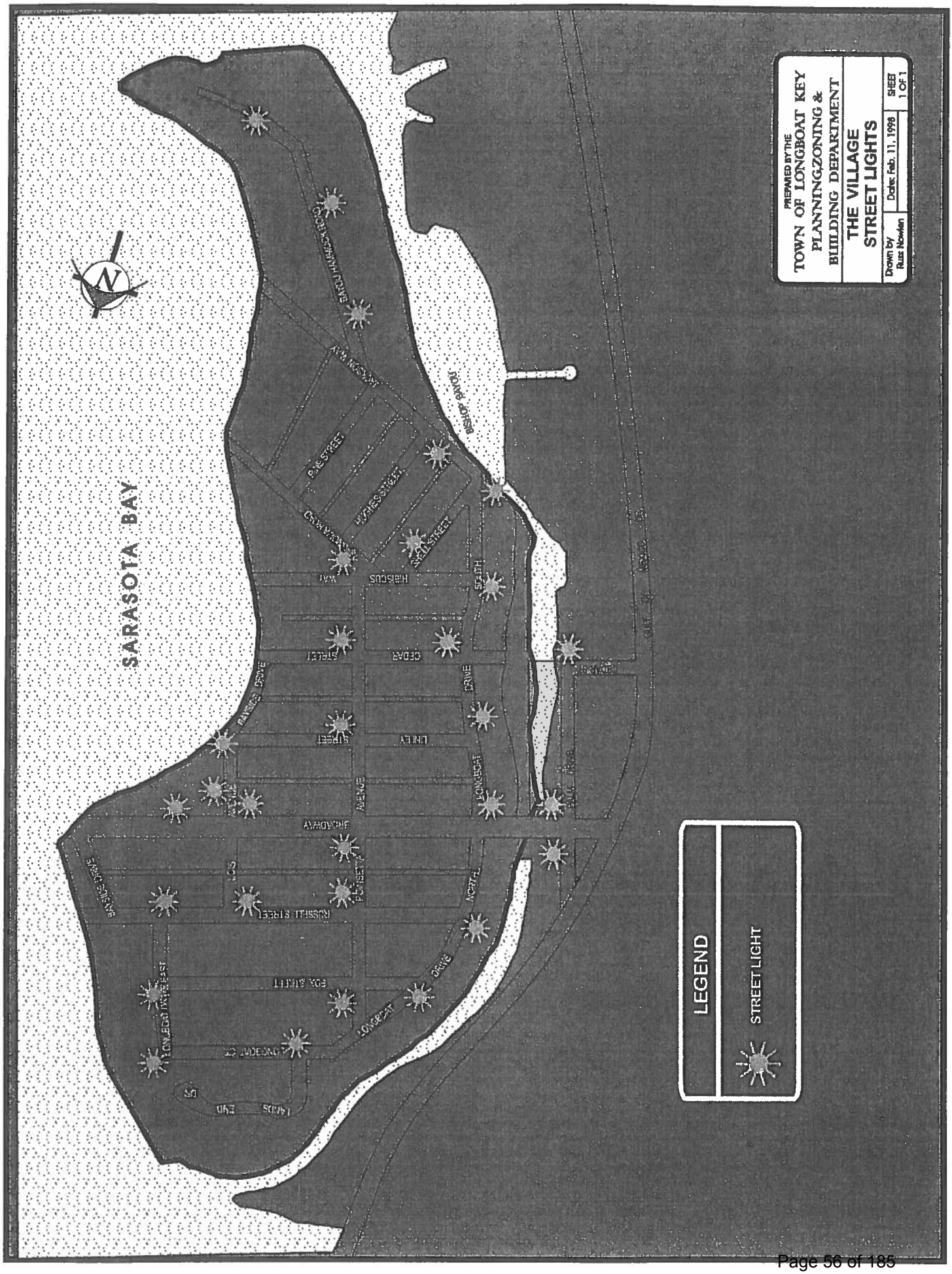
Drawn By: Russ Nardus

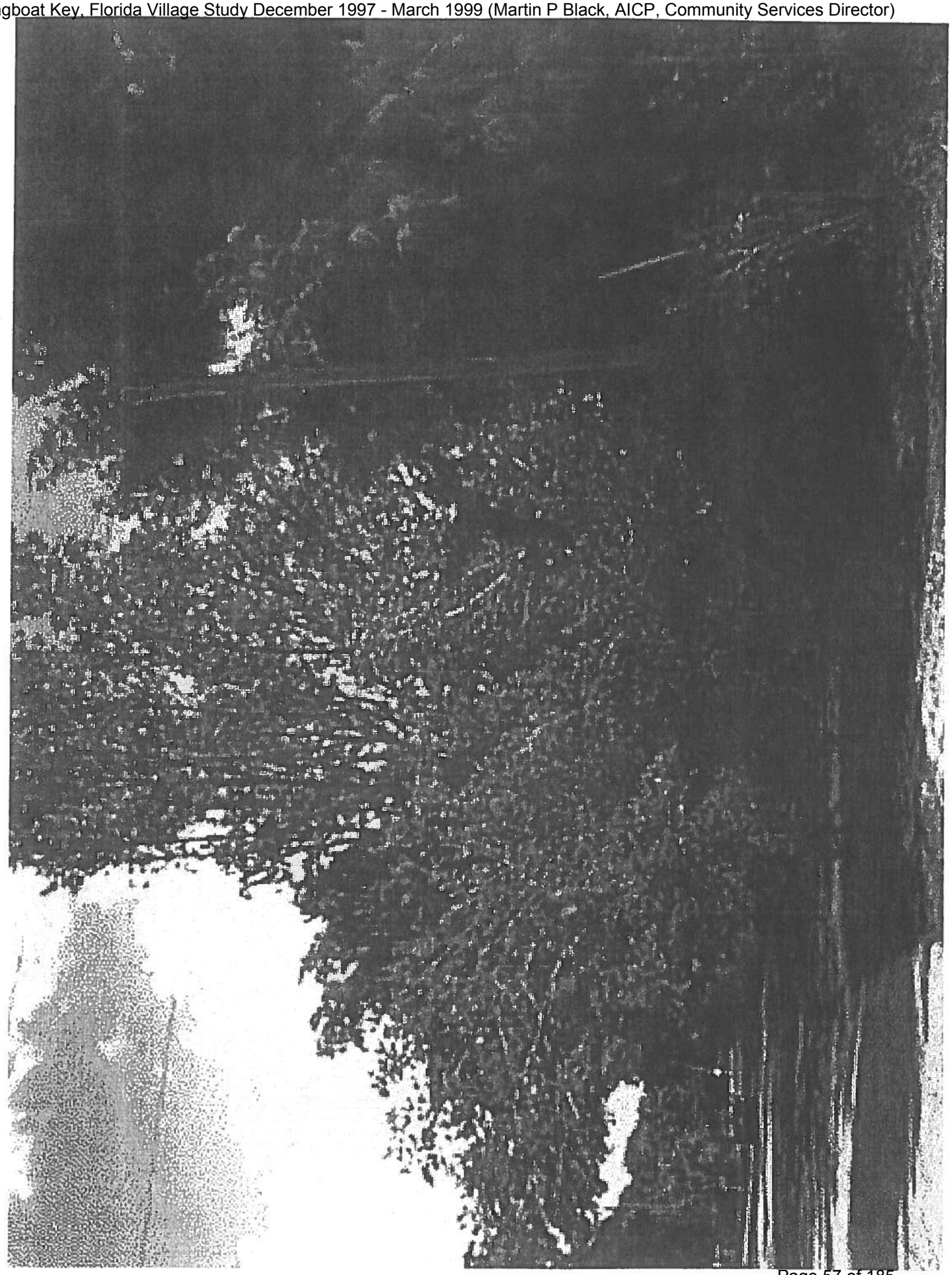
Date: Feb. 10, 1998

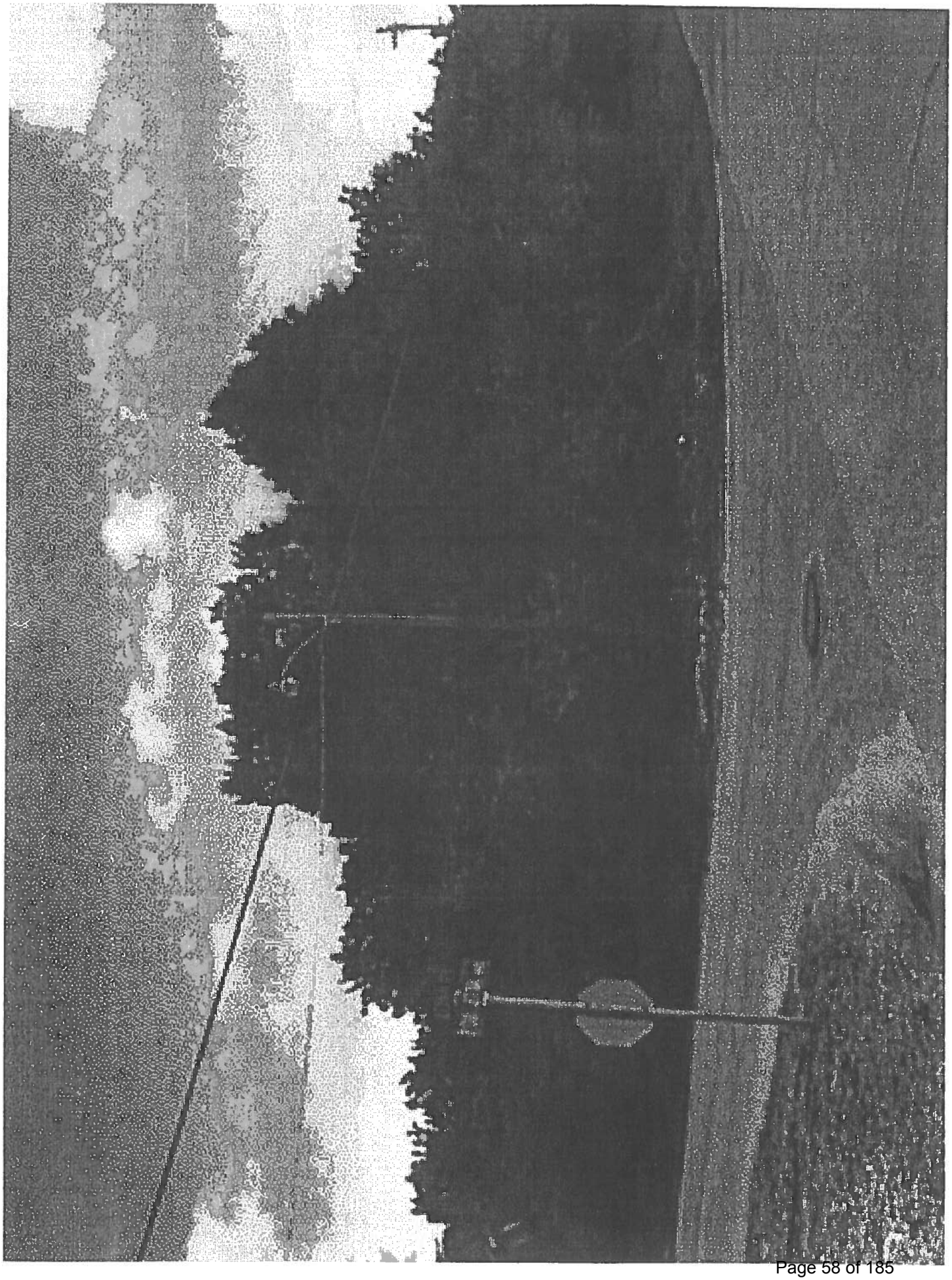
LEGEND

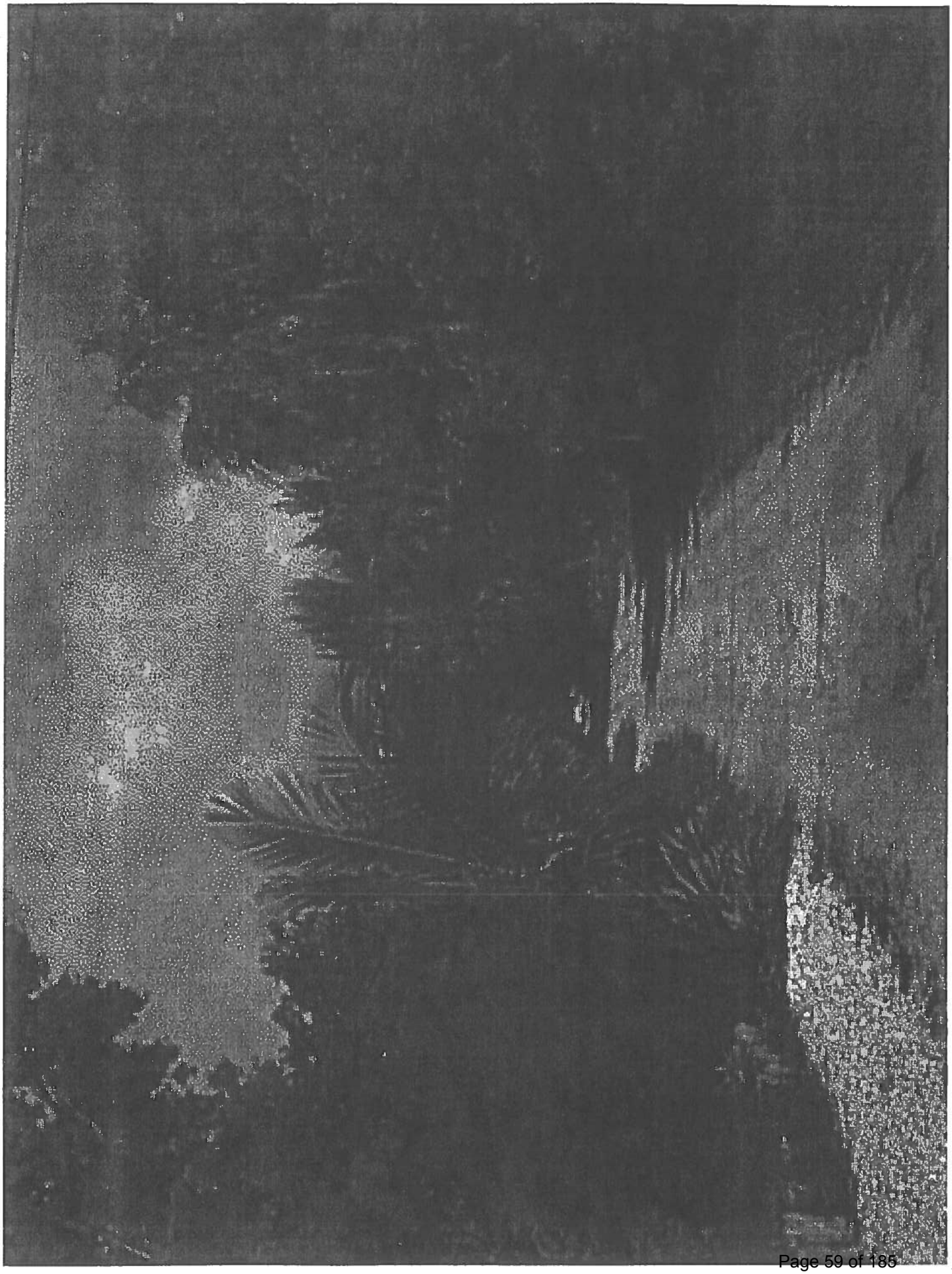
- STOP SIGN
- YIELD SIGN
- PRIVATE ROAD

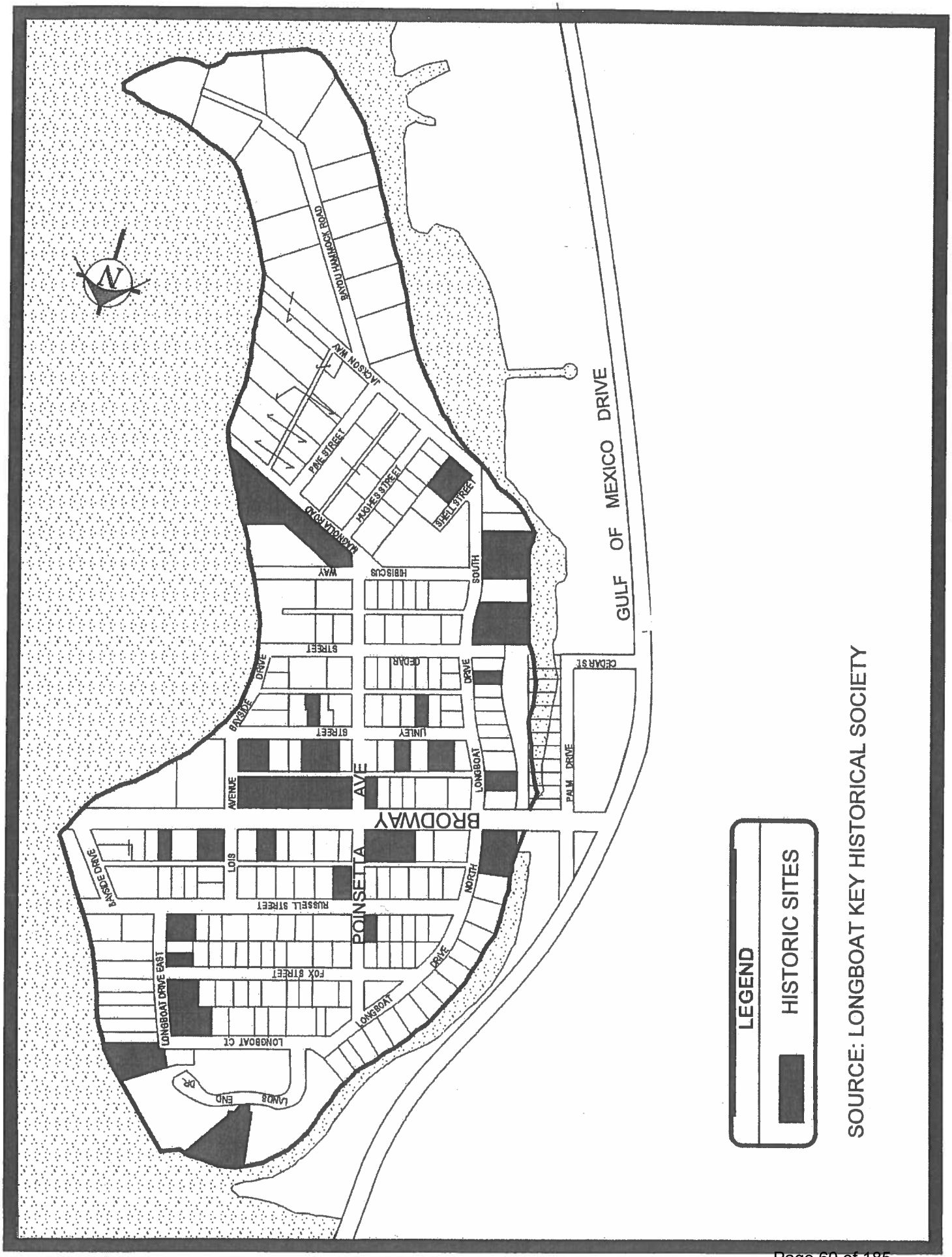


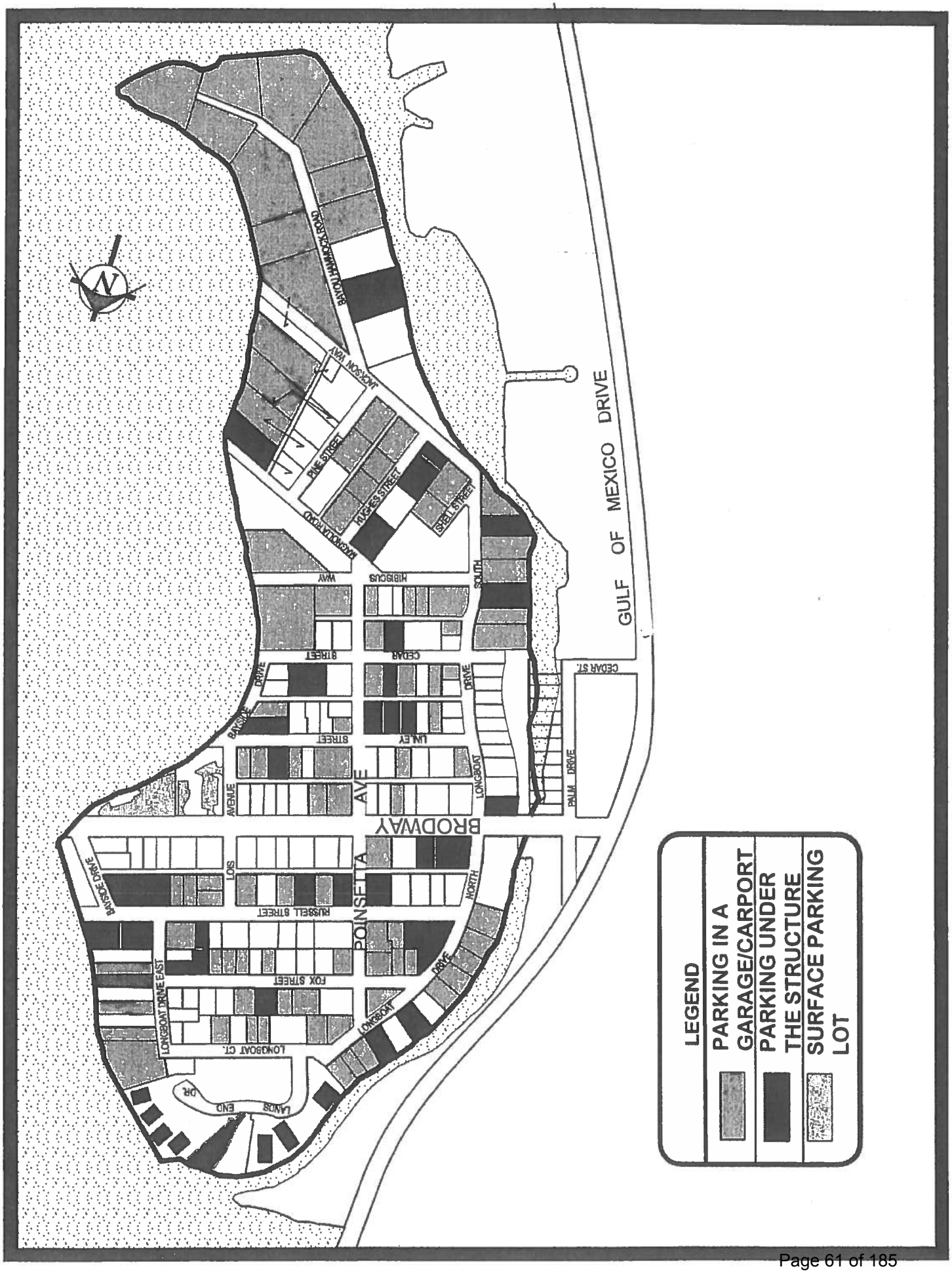

PREPARED BY THE
TOWN OF LONGBOAT KEY
PLANNING,ZONING &
BUILDING DEPARTMENT
THE VILLAGE
STREET LIGHTS
Drawn by
Russ Nowlen
Date: Feb. 11, 1998
SHEET
1 OF 1
SARASOTA BAY
BISHOP BAYOU
LEGEND
STREET LIGHT

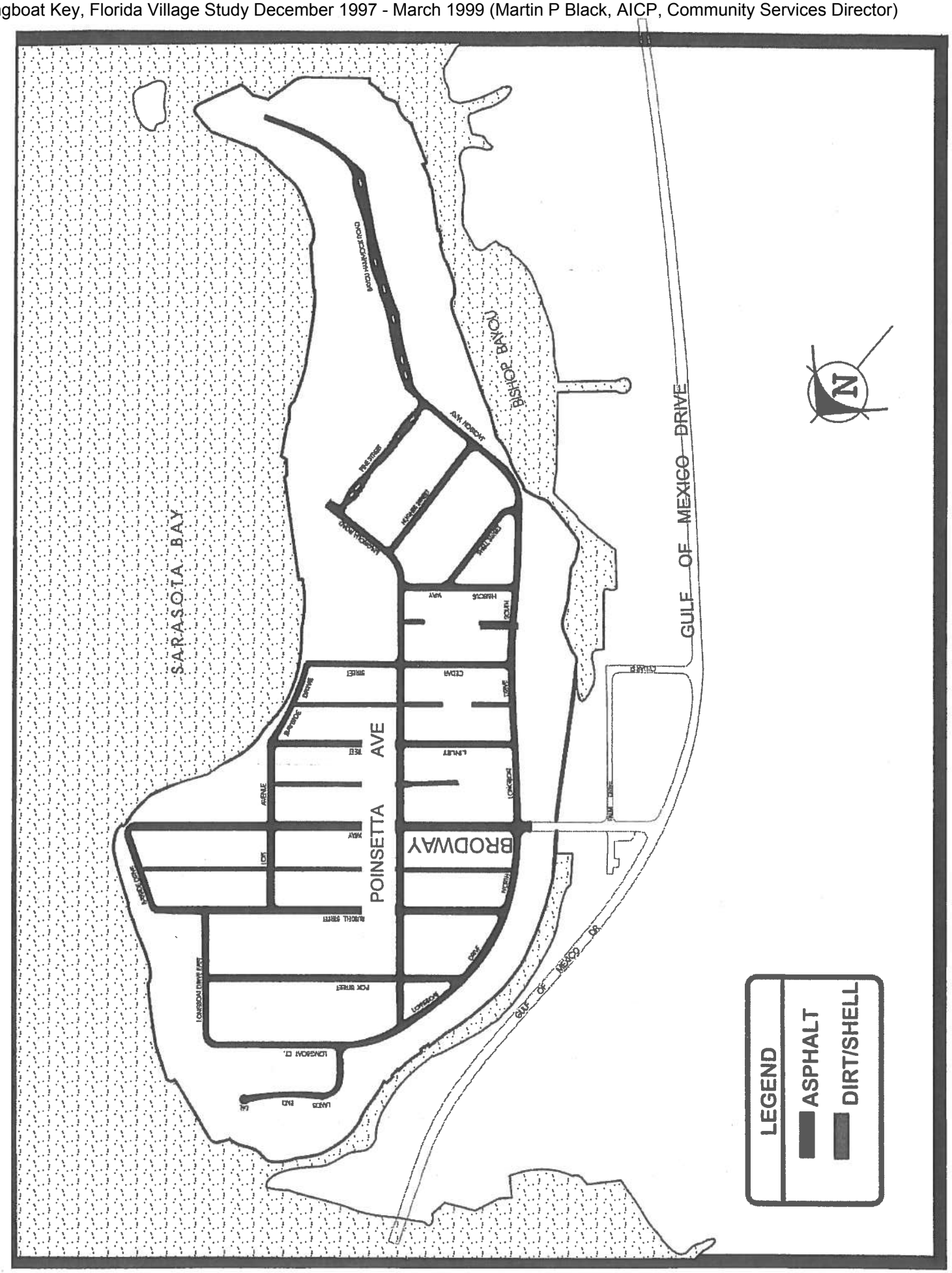







GULF OF MEXICO DRIVE
BAYOU HANNOCK ROAD
JACKSON WAY
PINE STREET
HOMES STREET
SHELL STREET
HIBISCUS WAY
SOUTH
STREET
CEDAR
DRIVE
BAYSIDE DRIVE
STREET
LILLEY
LONGBOAT
AVENUE
BROADWAY
POINSETTA AVE
PALM DRIVE
CEDAR ST
LOIS
NORTH
RUSSELL STREET
FOX STREET
LONGBOAT DRIVE EAST
LONGBOAT CT
LONGBOAT DR
END
LEGEND
HISTORIC SITES
SOURCE: LONGBOAT KEY HISTORICAL SOCIETY


GULF OF MEXICO DRIVE
BAYOU HAMMOCK ROAD
JACKSON WAY
PINE STREET
HUGHES STREET
SHELL STREET
MAGNOLIA ROAD
HIBISCUS WAY
SOUTH
CEDAR STREET
CEDAR ST.
BAYSIDE DRIVE
LINLEY STREET
LONGBOAT DRIVE
PALM DRIVE
AVENUE
BRODWAY
POINSETTA AVE
LOIS
NORTH
RUSSELL STREET
FOX STREET
LONGBOAT DRIVE EAST
LONGBOAT CT.
LANDS END DR.
LEGEND
PARKING IN A GARAGE/CARPORT
PARKING UNDER THE STRUCTURE
SURFACE PARKING LOT


SARASOTA BAY
BISHOP BAYOU
GULF OF MEXICO DRIVE
GULF OF MEXICO DR
POINSETTA AVE
BROADWAY
N
LEGEND
ASPHALT
DIRT/SHELL

Community Survey

In order to supplement the responses and information provided through the community open houses, a resident / owner survey was developed and distributed to all community members during January 1998. "Block Captains" from areas throughout the Village were enlisted to encourage their neighbors to complete the survey and participate in the Village Study process.

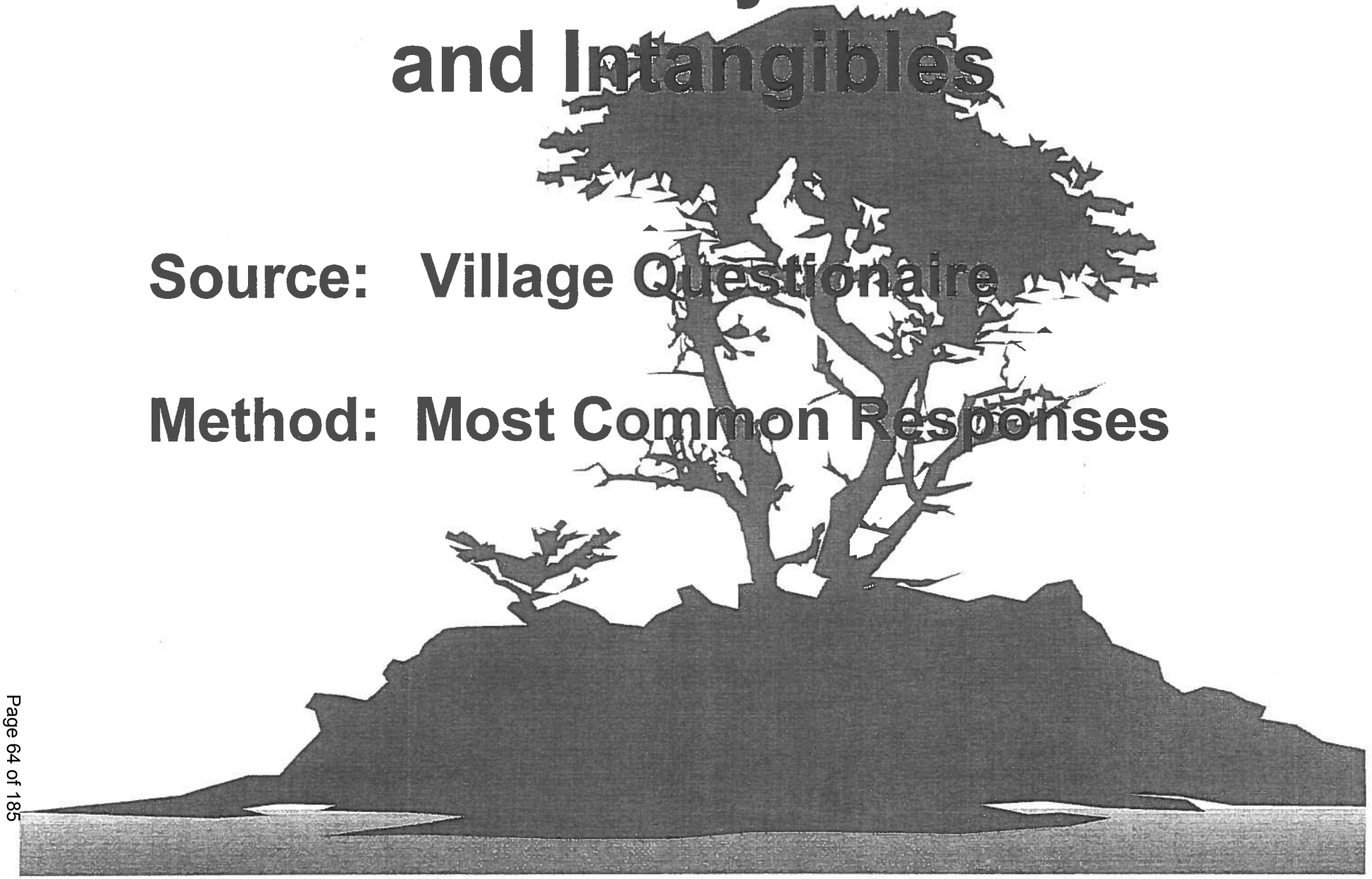
Primary community issues and concerns identified through the survey and confirmed at the community open house meetings were:

1. Drainage
2. Scale and Height of Construction
3. Architectural Guidelines
4. Protection of Vegetation
5. Bay Access
6. Town / Village Communication
7. Broadway / Gulf of Mexico Drive Safety

Community Issues and Intangibles

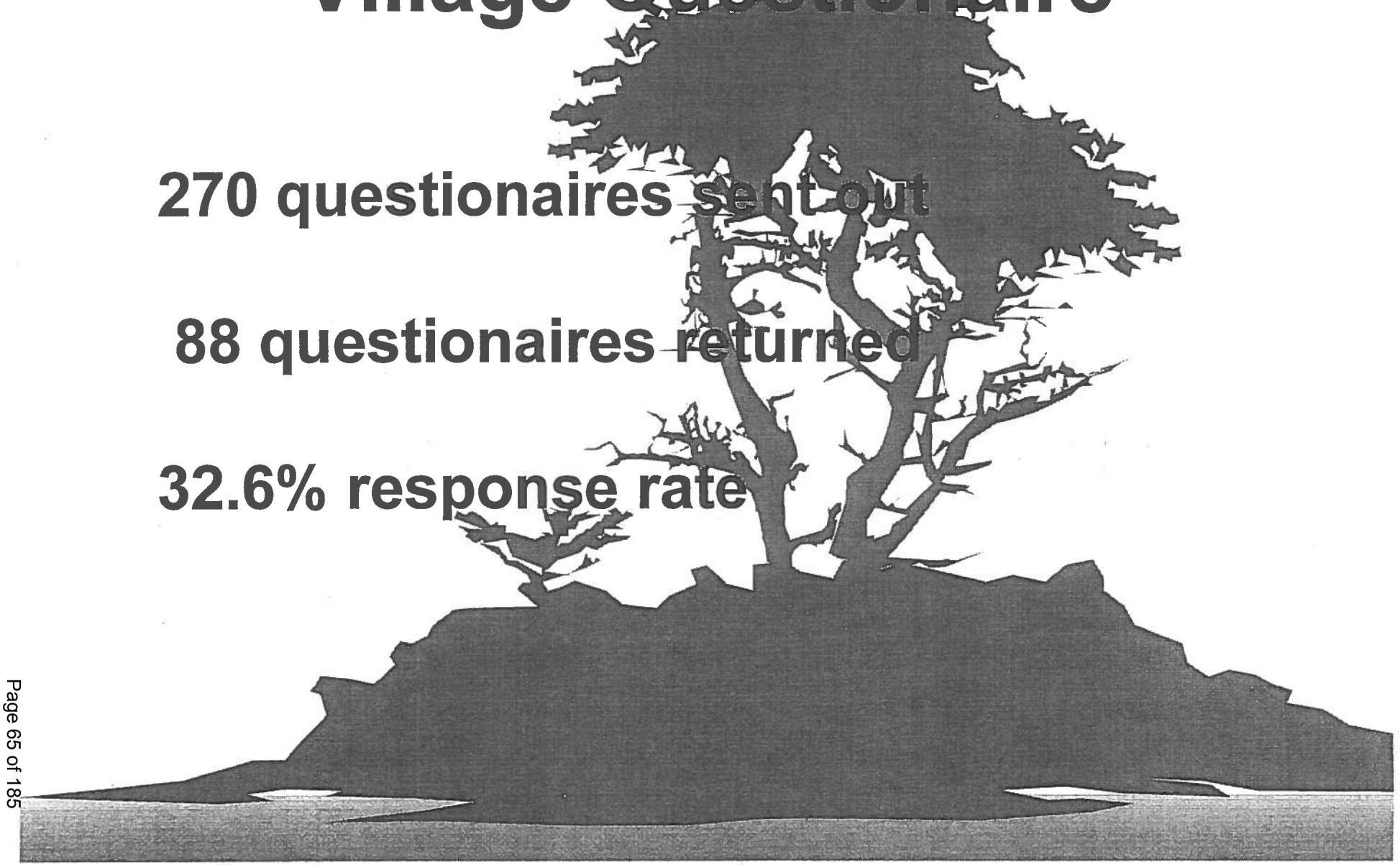
Source: Village Questionaire

Method: Most Common Responses



of Longboat Key, Florida Village Study December 1997 - March 1999 (Martin P Black, AICP, Community Services Director)

Village Questionaire



270 questionaires sent out

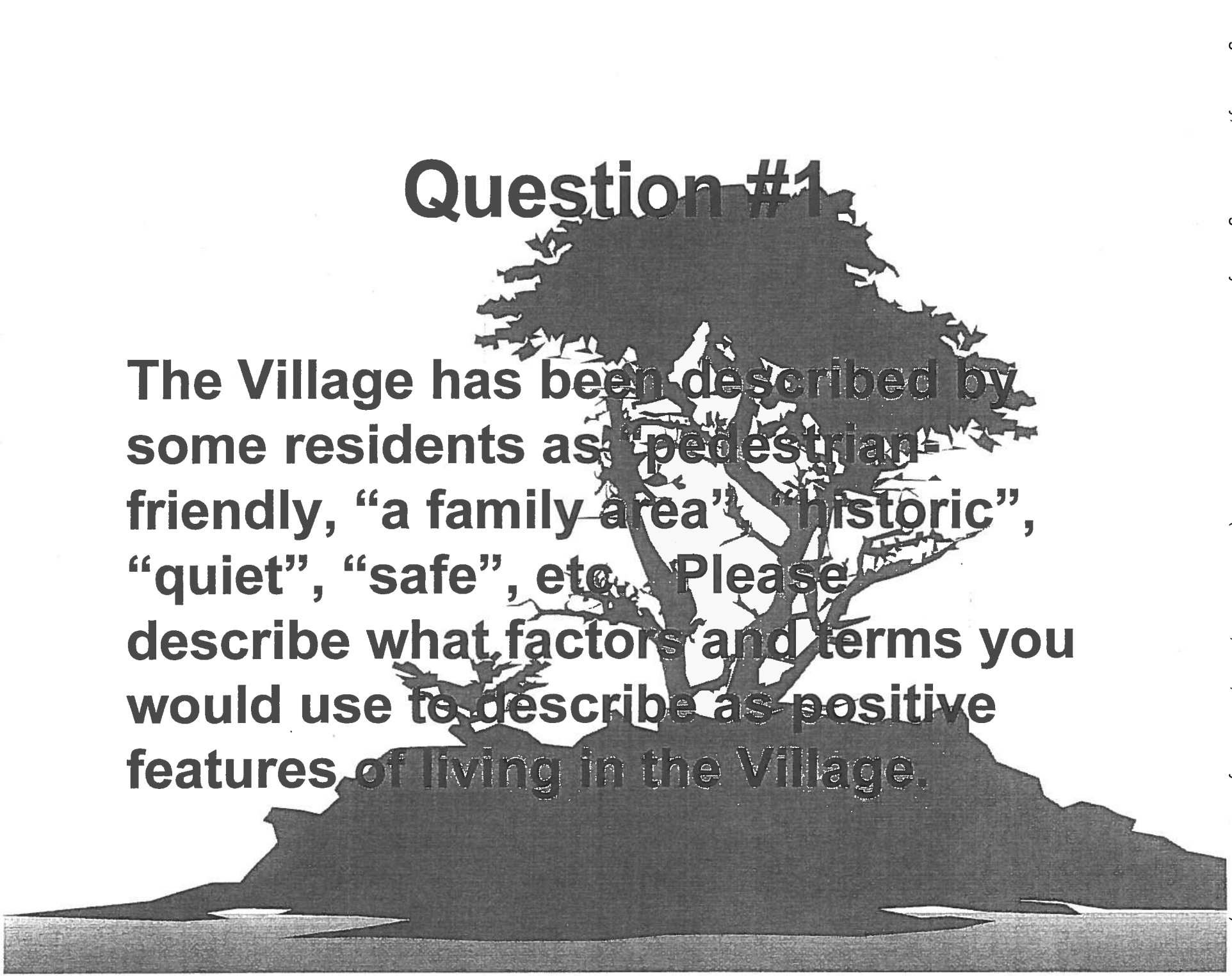
88 questionaires returned

32.6% response rate

of Longboat Key, Florida Village Study December 1997 - March 1999 (Martin P Black, AICP, Community Services Director)

Question #1.

The Village has been described by some residents as "pedestrian friendly, "a family area", "historic", "quiet", "safe", etc. Please describe what factors and terms you would use to describe as positive features of living in the Village.

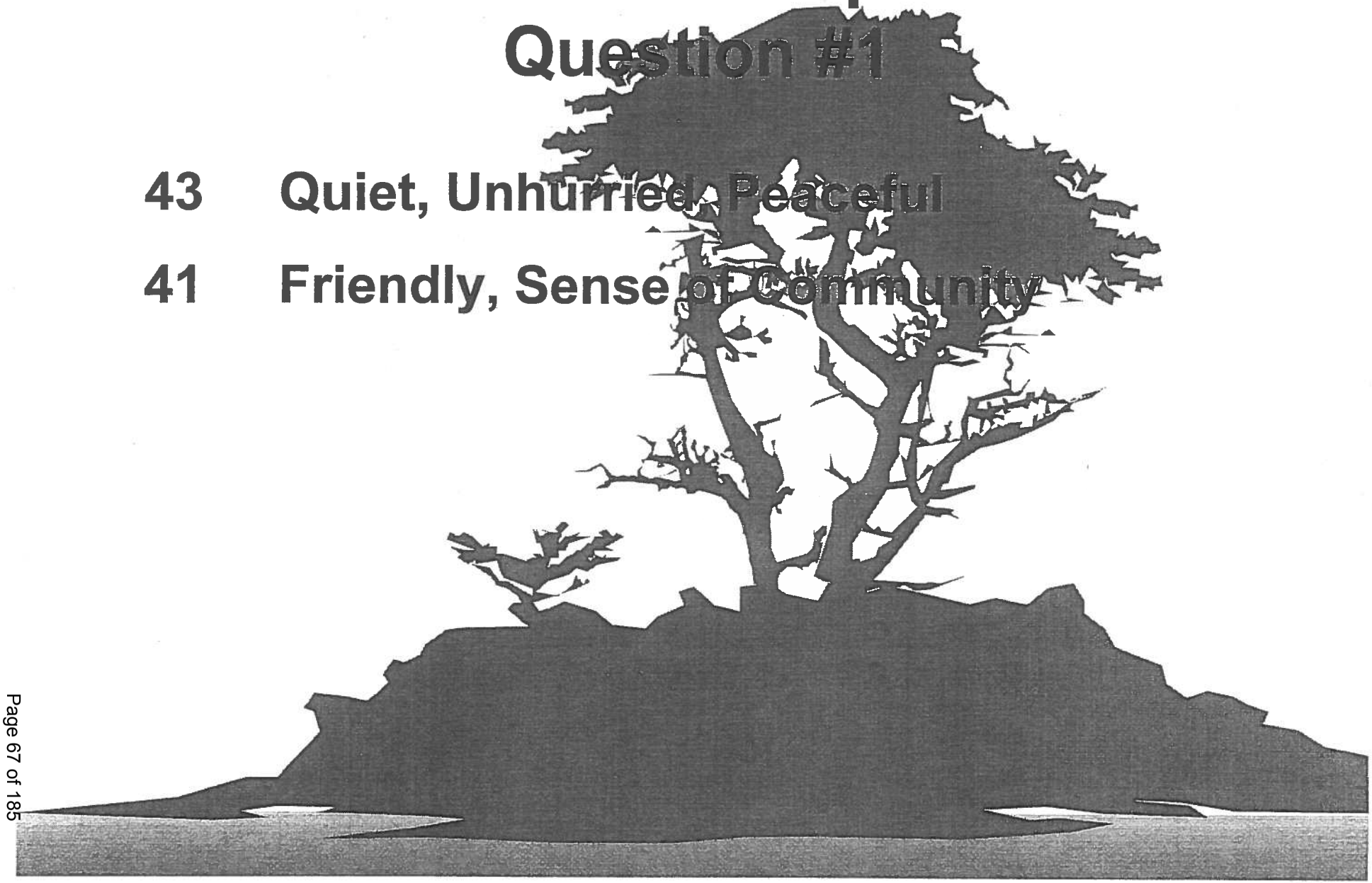


of Longboat Key, Florida Village Study December 1997 - March 1999 (Martin P Black, AICP, Community Services Director)

Most Common Responses to Question #1

43 Quiet, Unhurried, Peaceful

41 Friendly, Sense of Community



of Longboat Key, Florida Village Study December 1997 - March 1999 (Martin P Black, AICP, Community Services Director)

"Where neighbors really
know their neighbors."

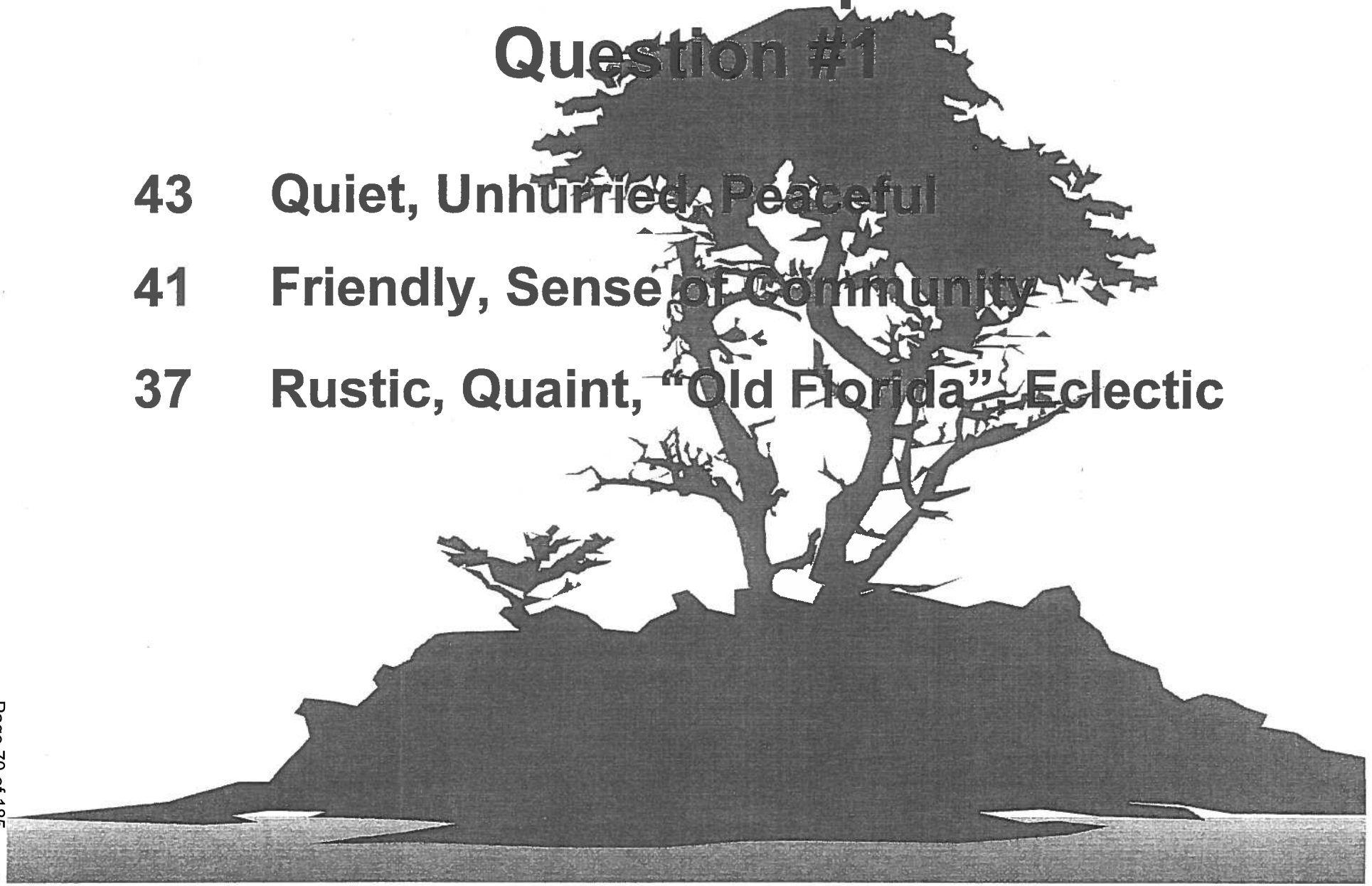
"I've never lived in a
community like this before.
Two people stop and talk and
then a few more and it's an
instant street party."

Most Common Responses to Question #1

43 Quiet, Unhurried, Peaceful

41 Friendly, Sense of Community

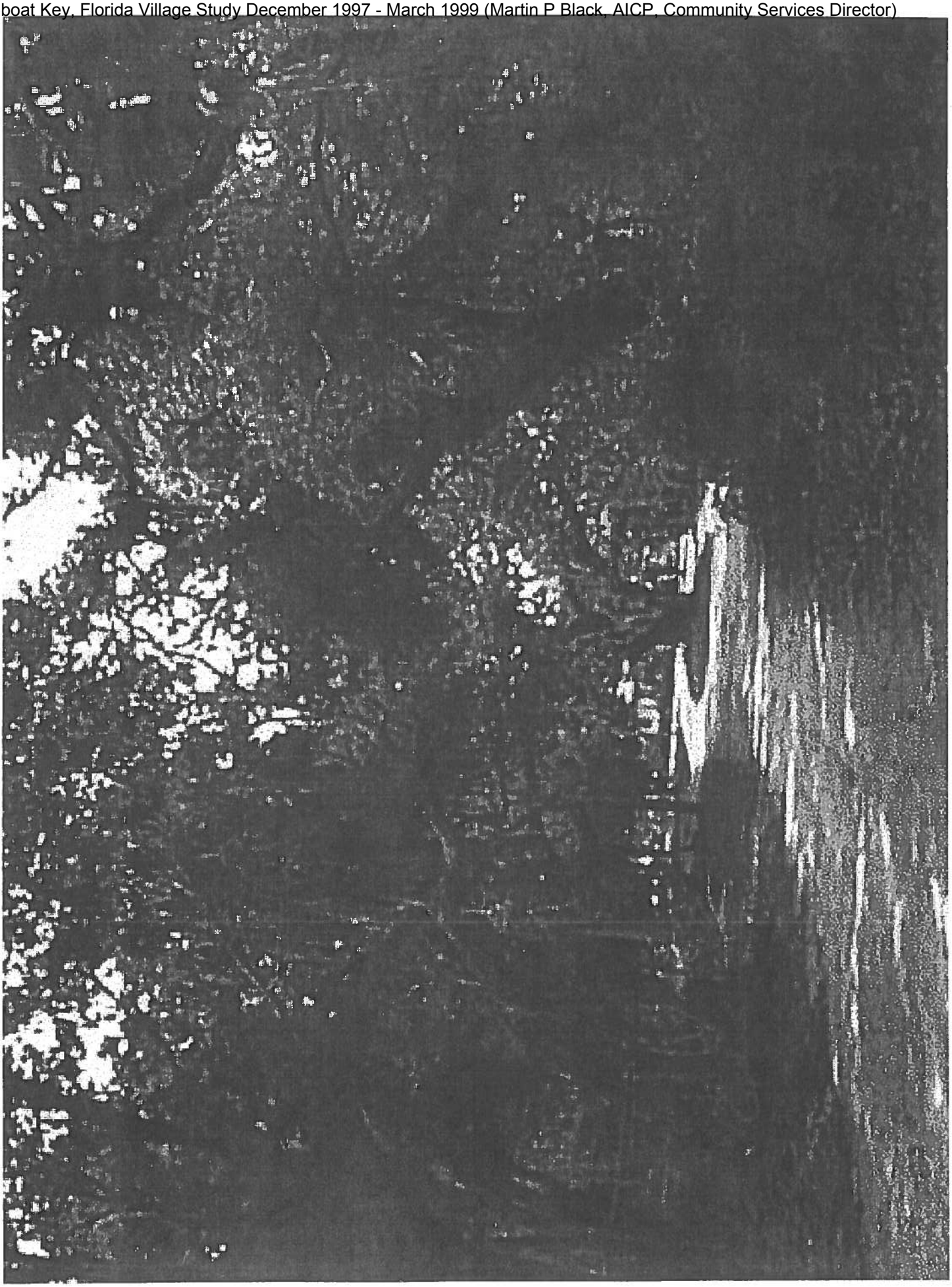
37 Rustic, Quaint, "Old Florida", Eclectic



of Longboat Key, Florida Village Study December 1997 - March 1999 (Martin P Black, AICP, Community Services Director)

"Living in the Village is like
living in a small town 50 years
ago."

"The village is a jewel tucked
away on a busy Florida coast."



Most Common Responses to Question #1

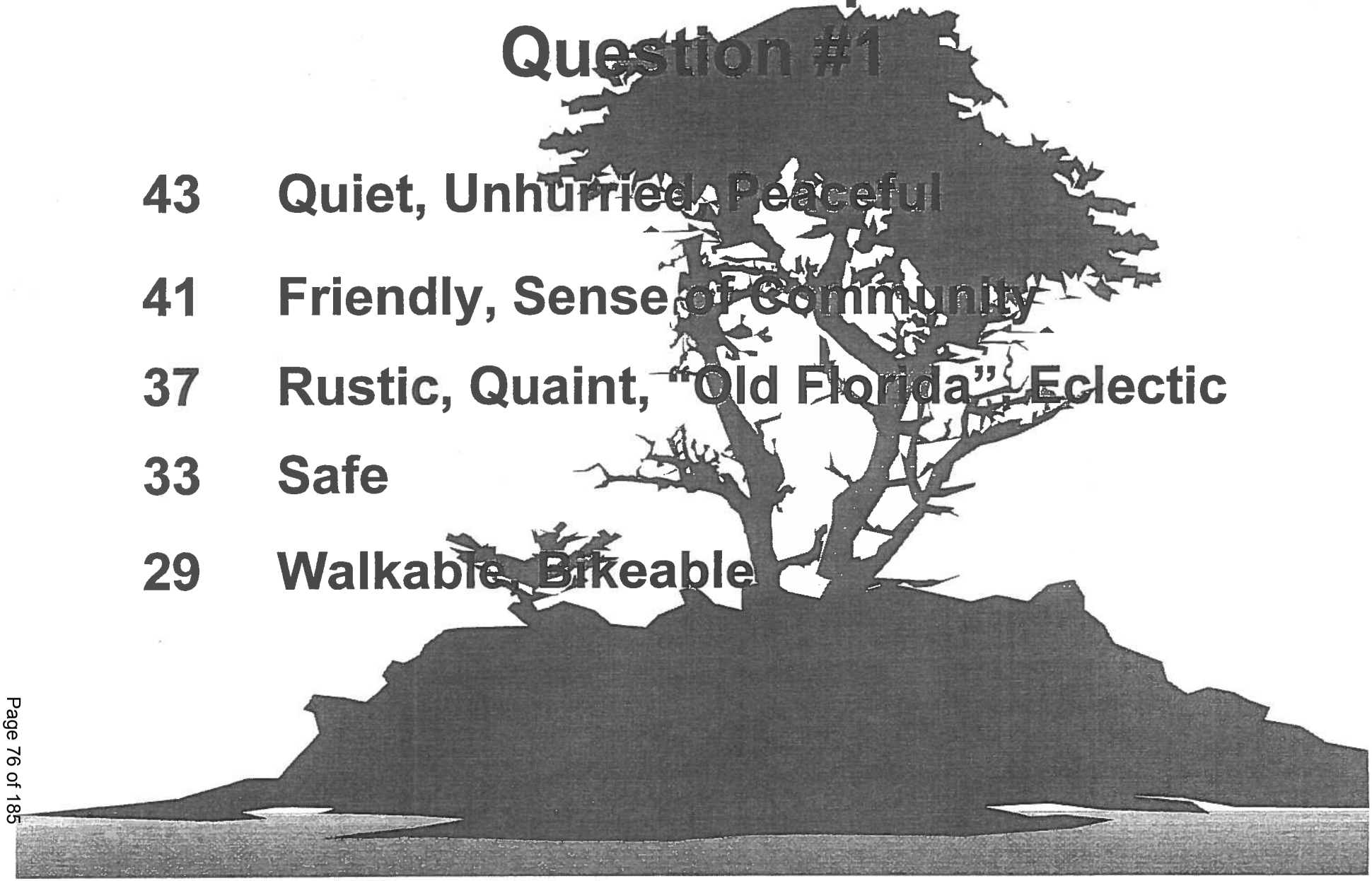
43 Quiet, Unhurried, Peaceful

41 Friendly, Sense of Community

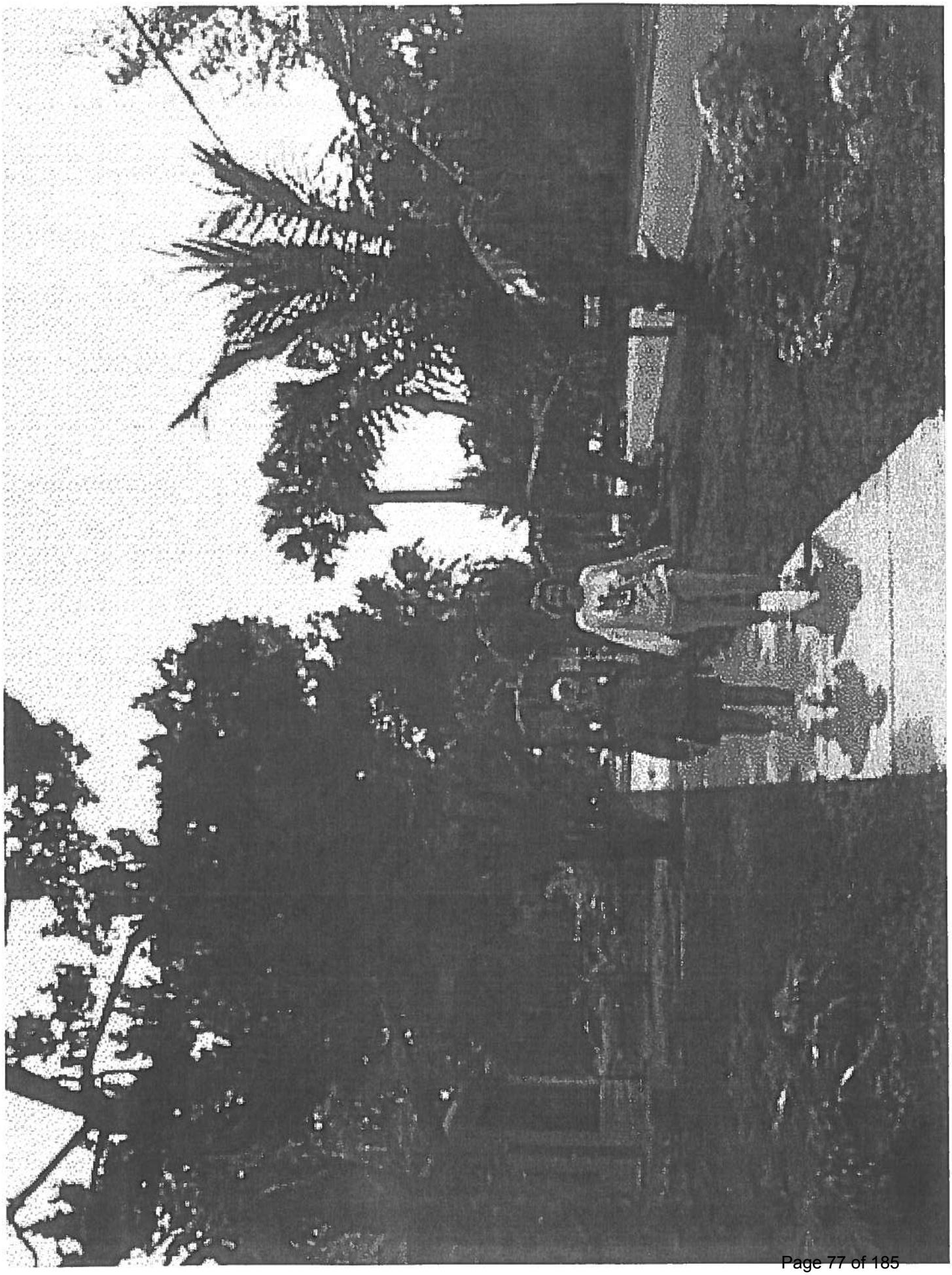
37 Rustic, Quaint, "Old Florida", Eclectic

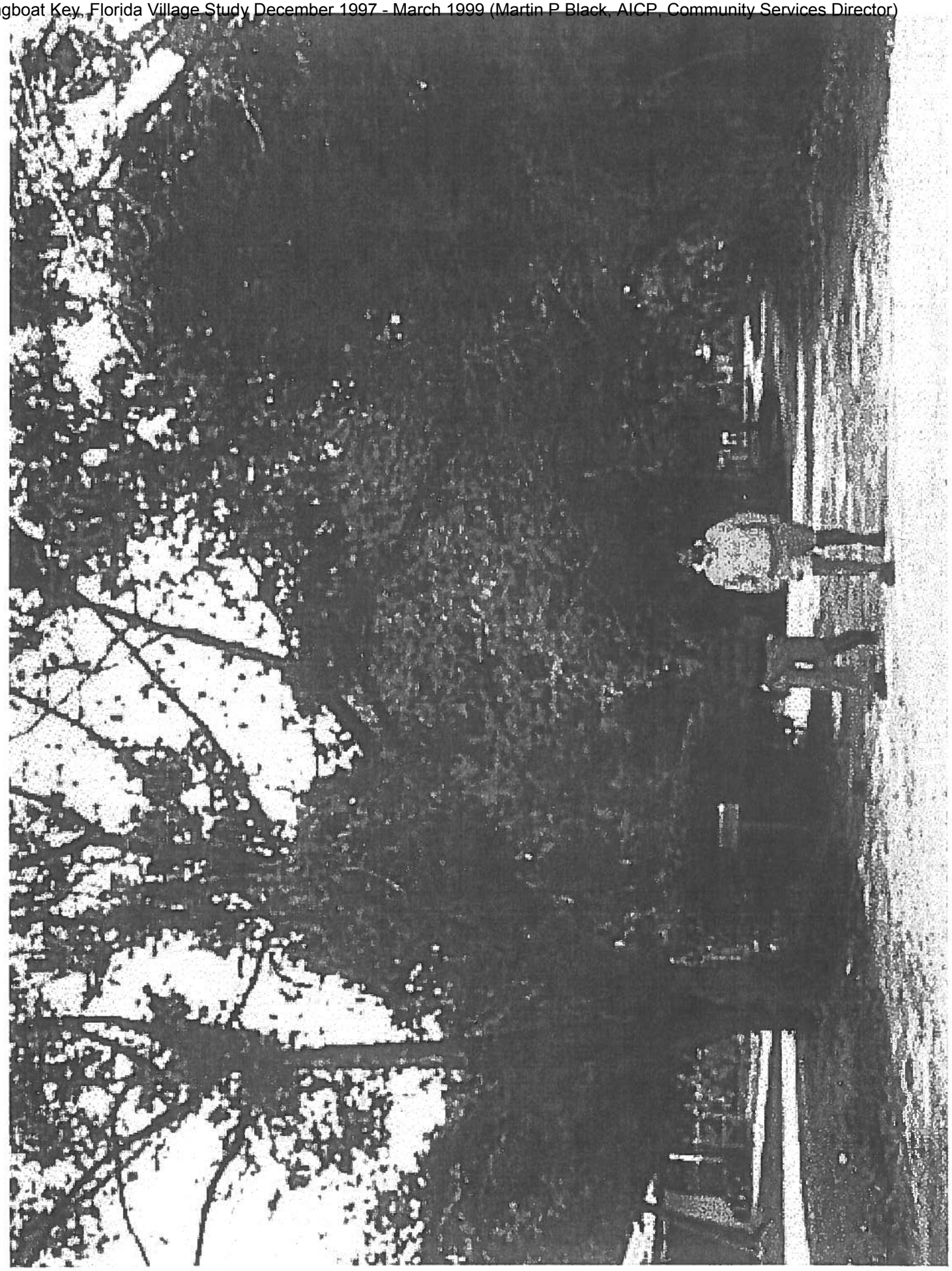
33 Safe

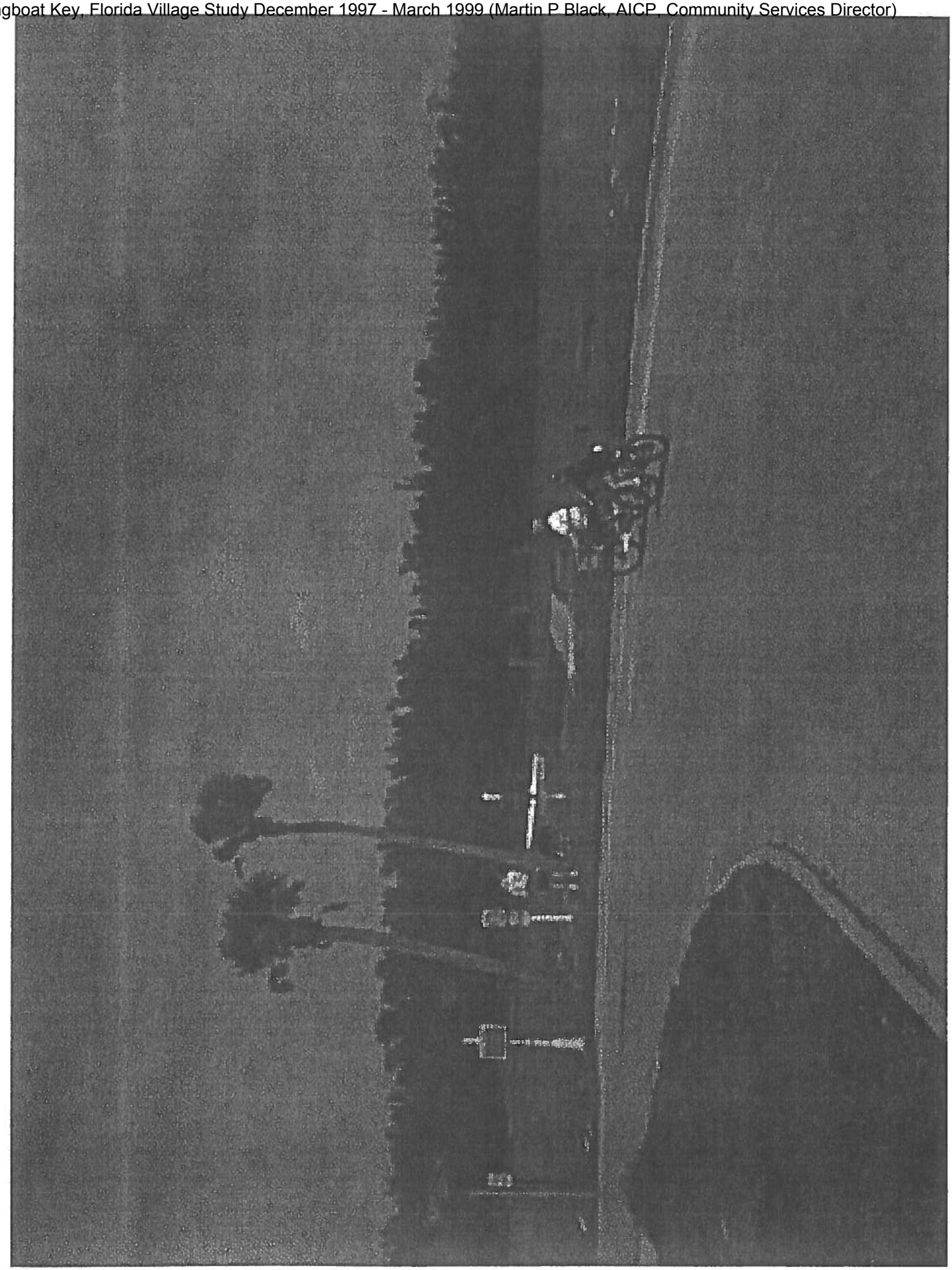
29 Walkable, Bikeable

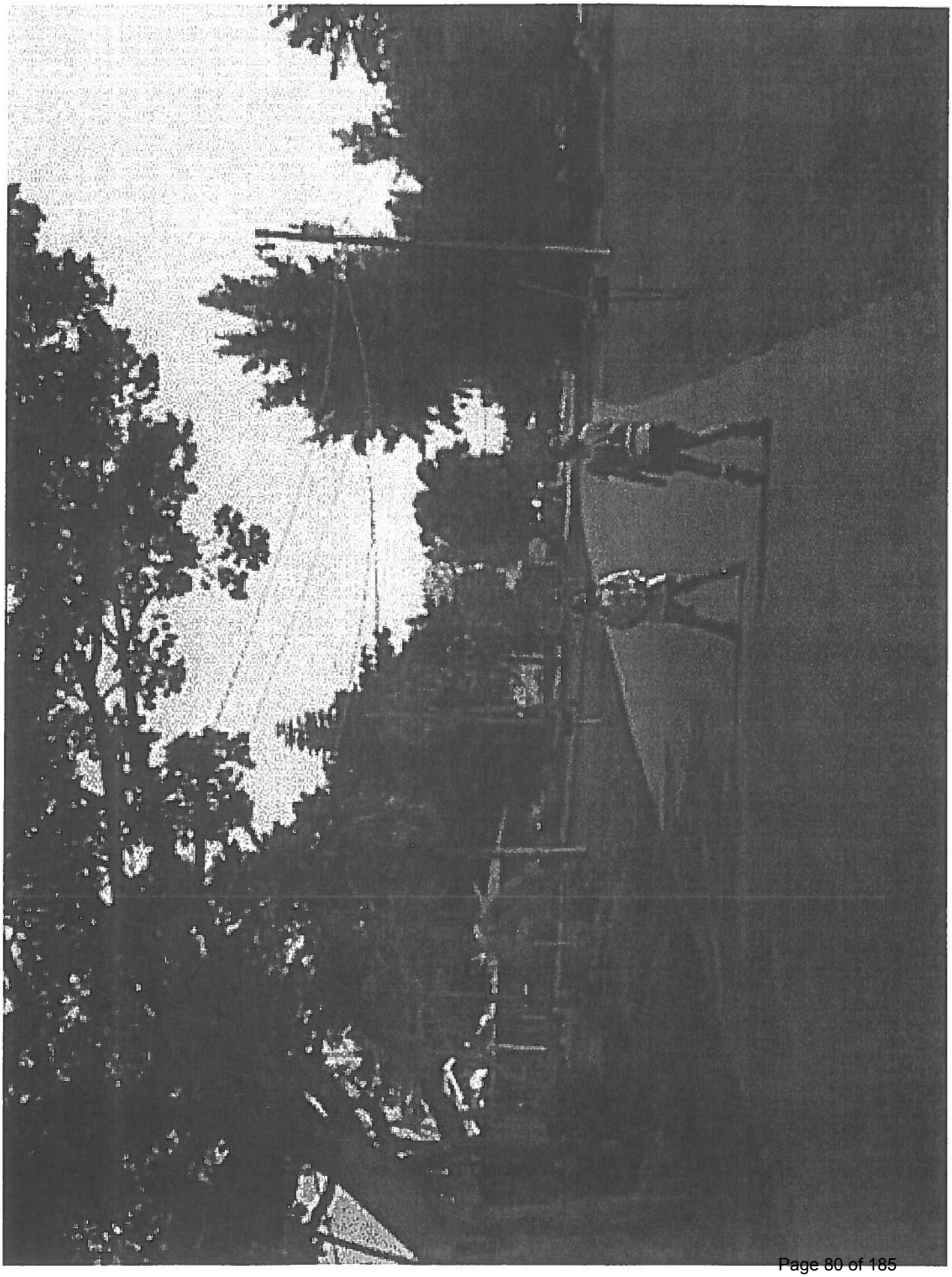


of Longboat Key, Florida Village Study December 1997 - March 1999 (Martin P Black, AICP, Community Services Director)









Most Common Responses to Question #1

43 Quiet, Unhurried, Peaceful

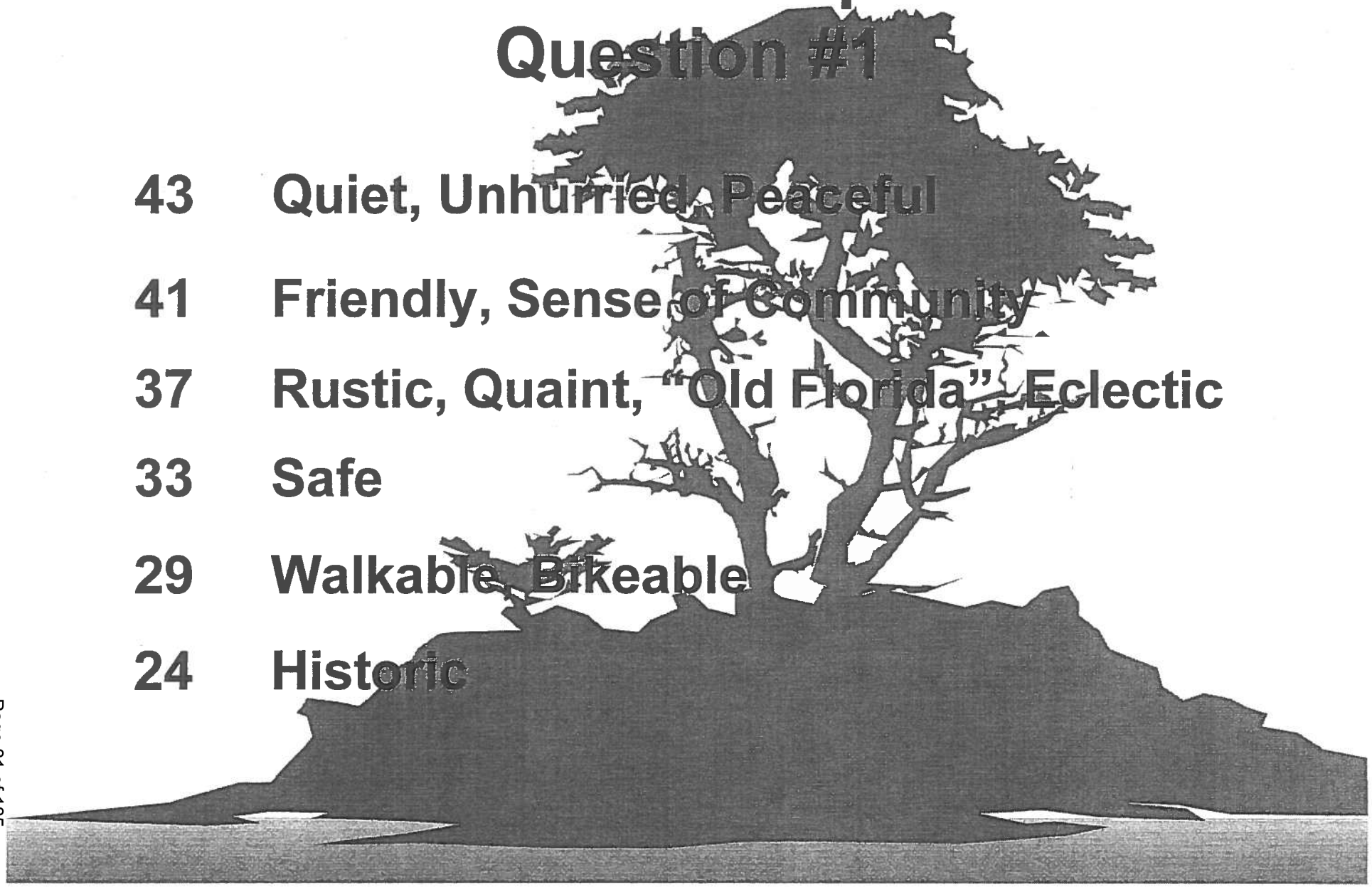
41 Friendly, Sense of Community

37 Rustic, Quaint, "Old Florida", Eclectic

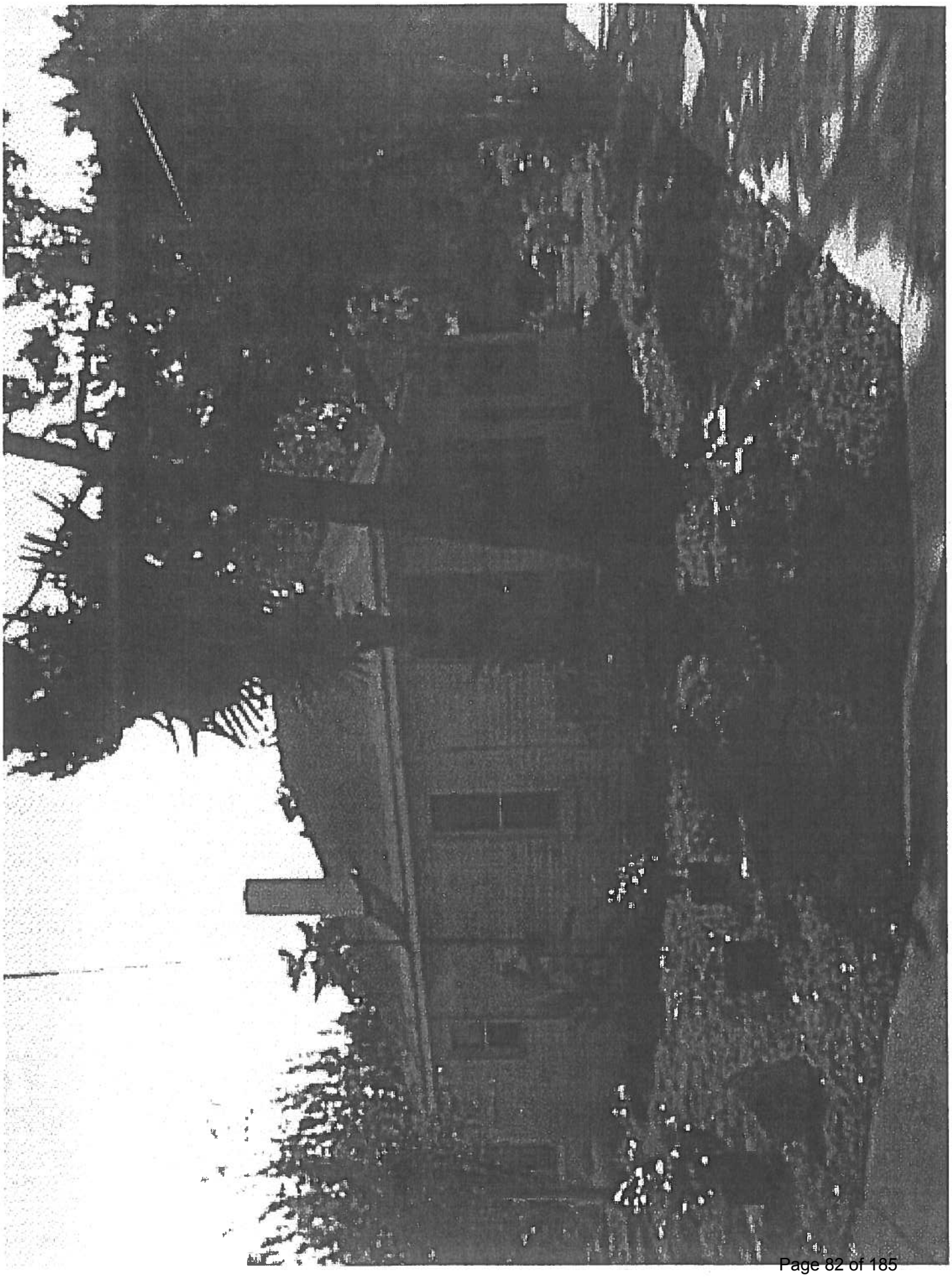
33 Safe

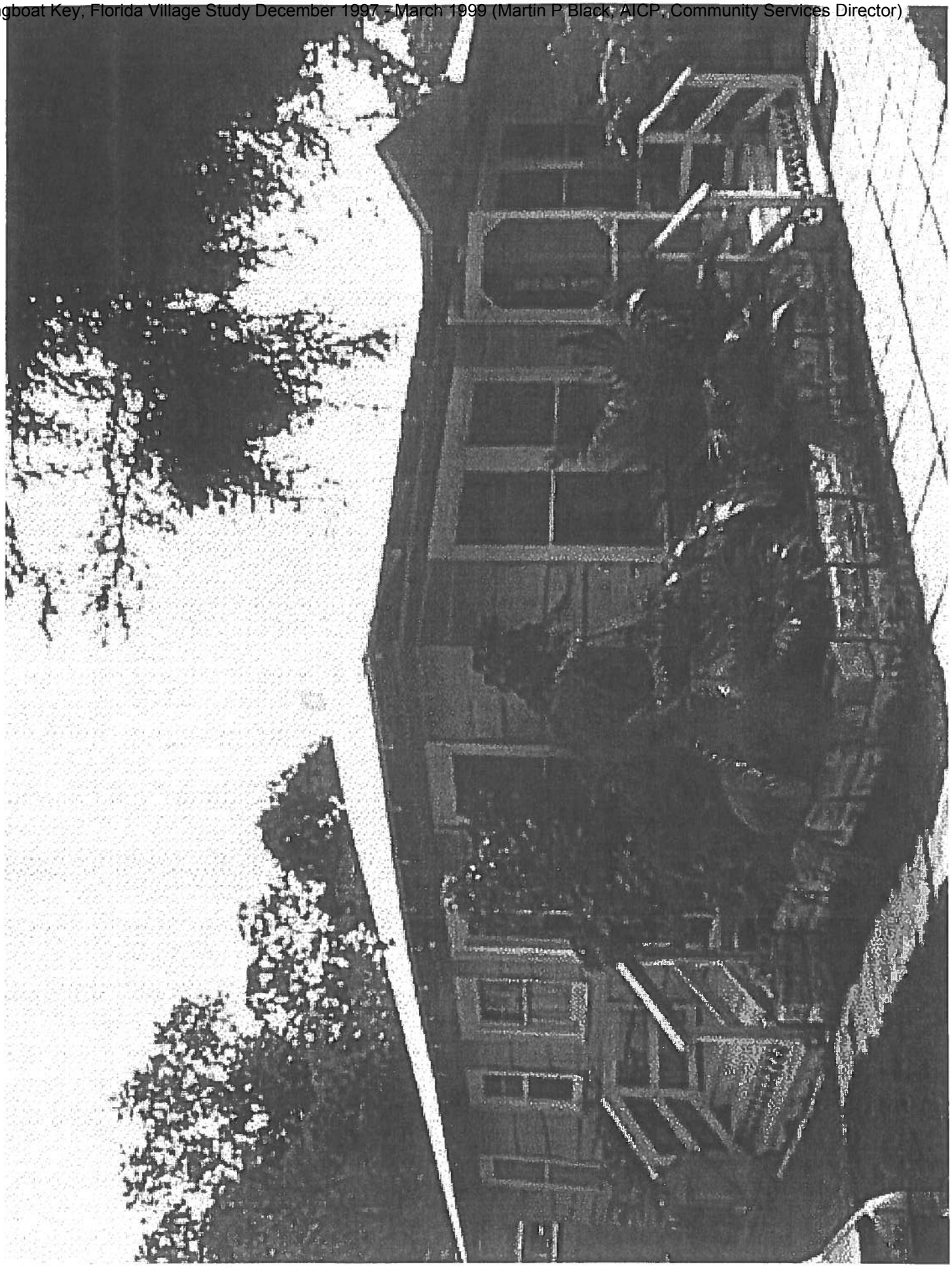
29 Walkable, Bikeable

24 Historic

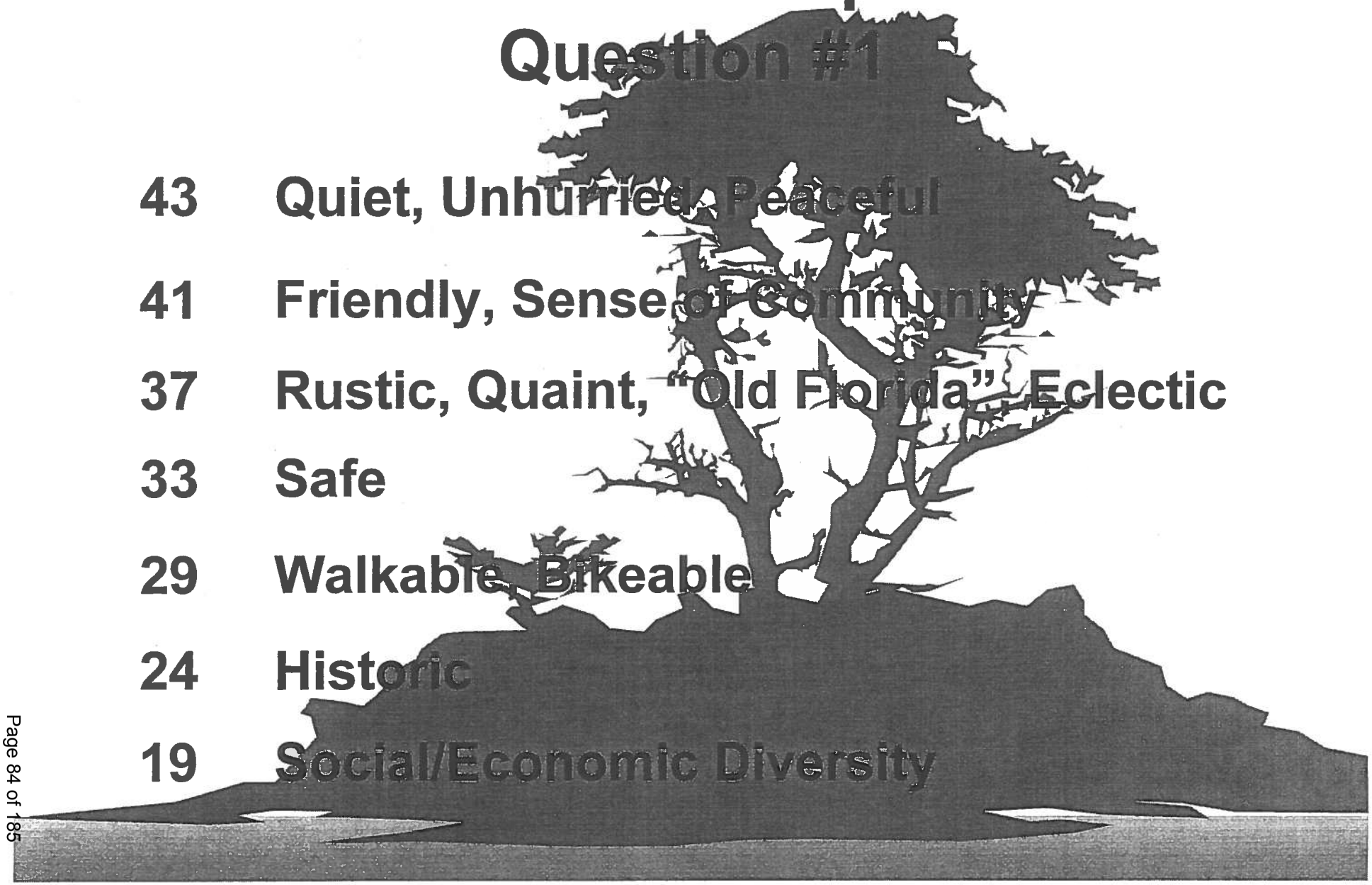


of Longboat Key, Florida Village Study December 1997 - March 1999 (Martin P Black, AICP, Community Services Director)





Most Common Responses to Question #1



43 Quiet, Unhurried, Peaceful

41 Friendly, Sense of Community

37 Rustic, Quaint, "Old Florida", Eclectic

33 Safe

29 Walkable, Bikeable

24 Historic

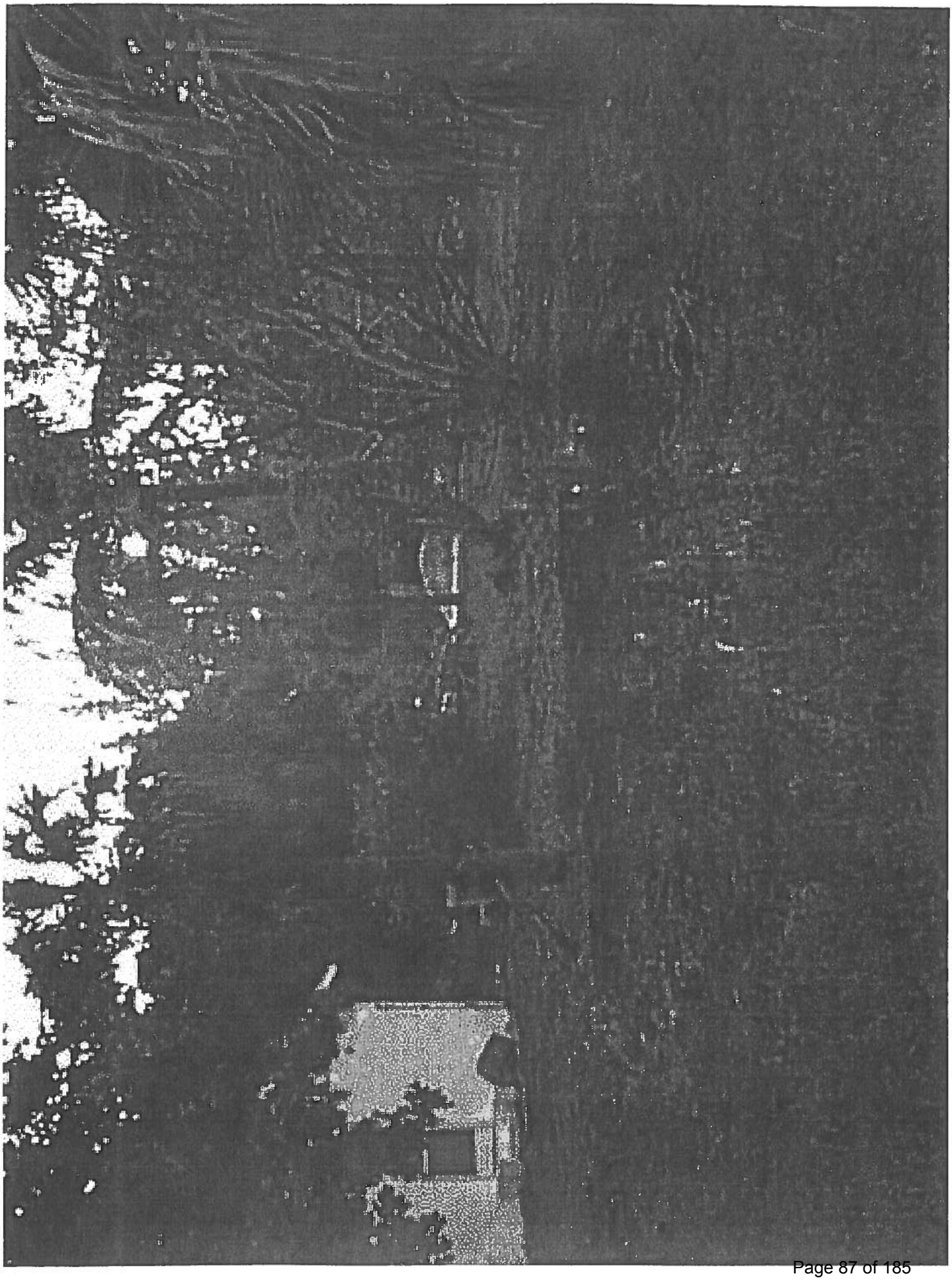
19 Social/Economic Diversity

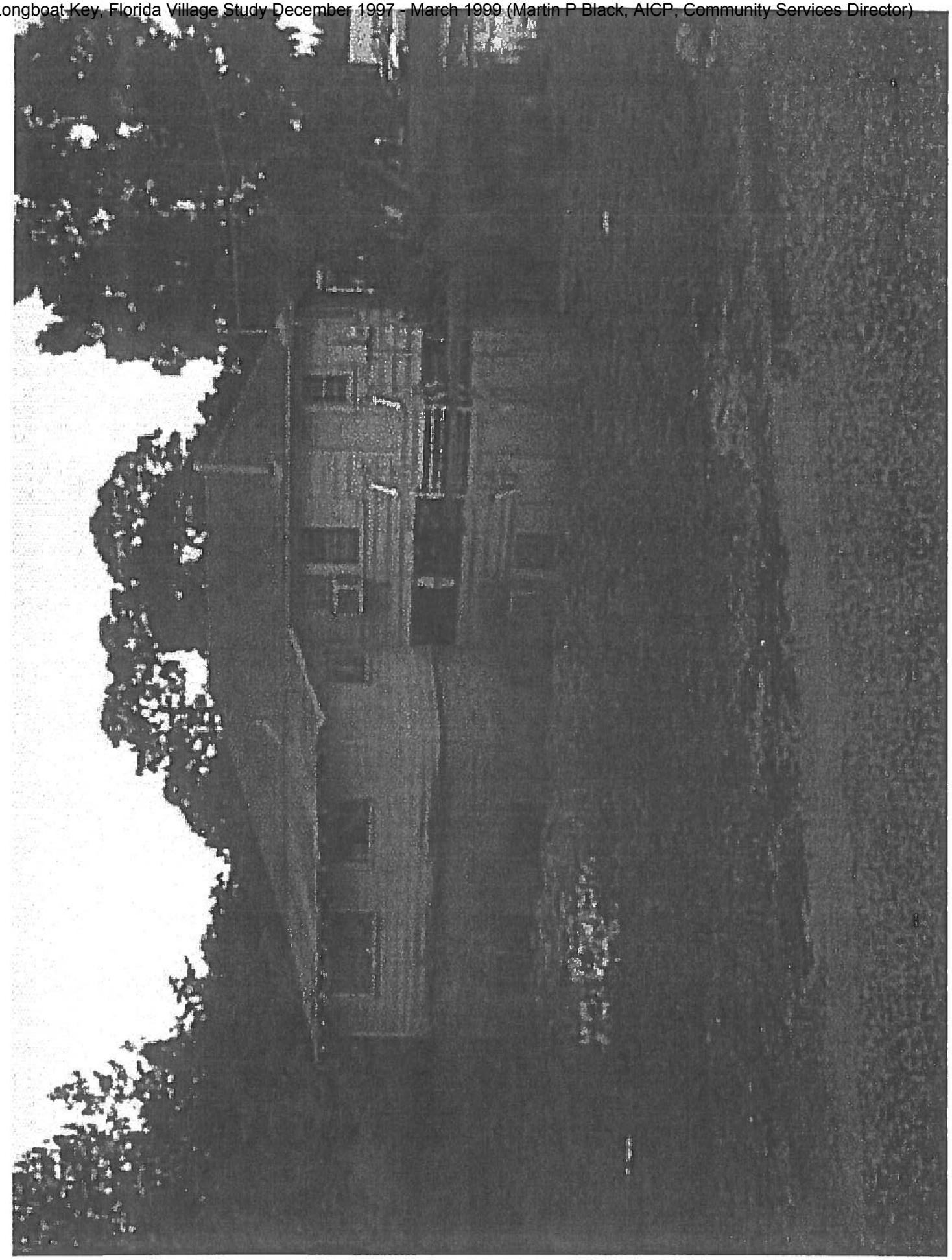
of Longboat Key, Florida Village Study December 1997 - March 1999 (Martin P Black, AICP, Community Services Director)

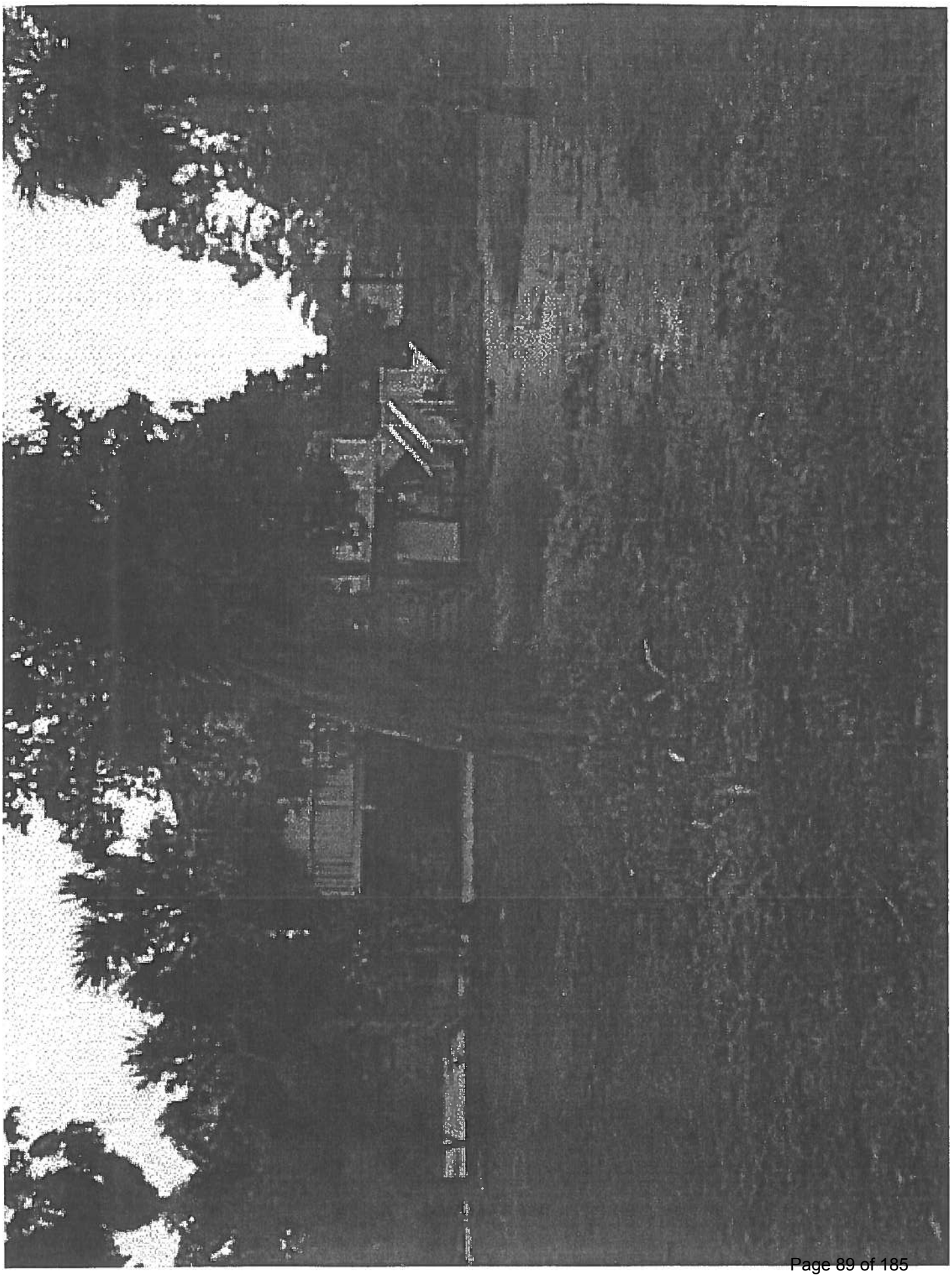
Question #2
On the other hand, some residents have described the Village as "a flood zone", "neglected", "dark", etc. Please describe what factors and terms you would use to identify as those features of living in the Village needing improvement.

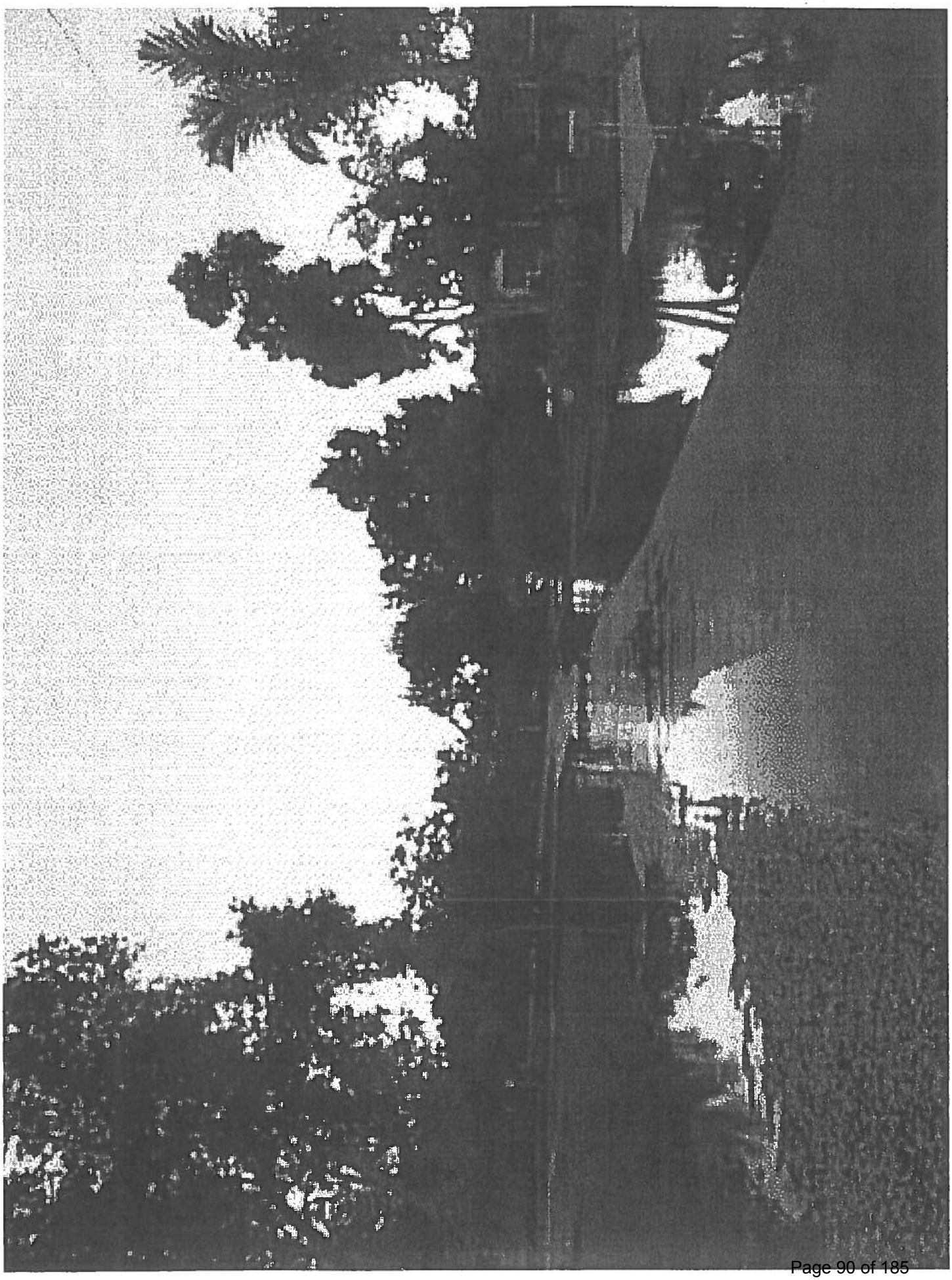
Most Common Responses to Question #2

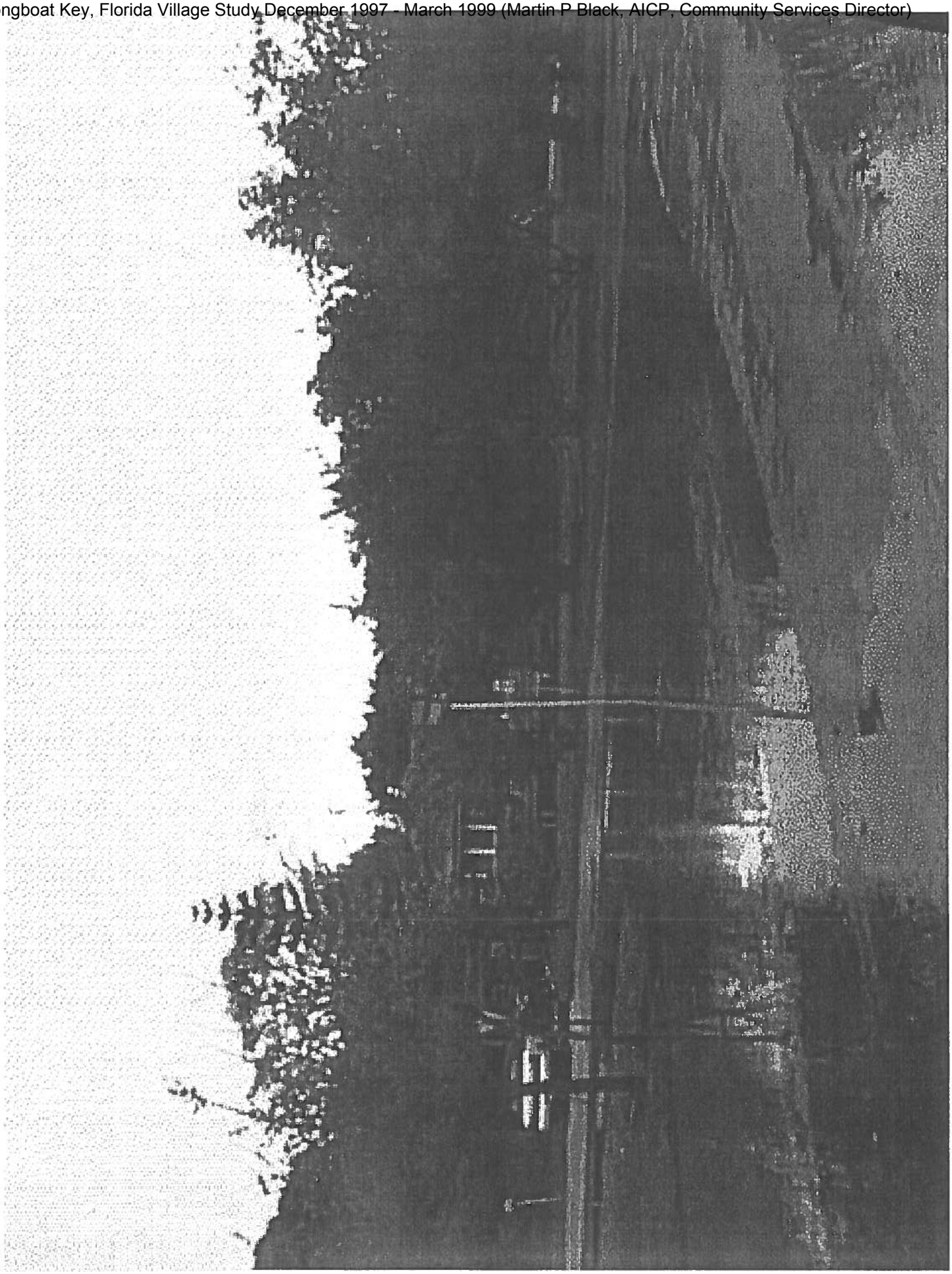
49 Flooding, Drainage

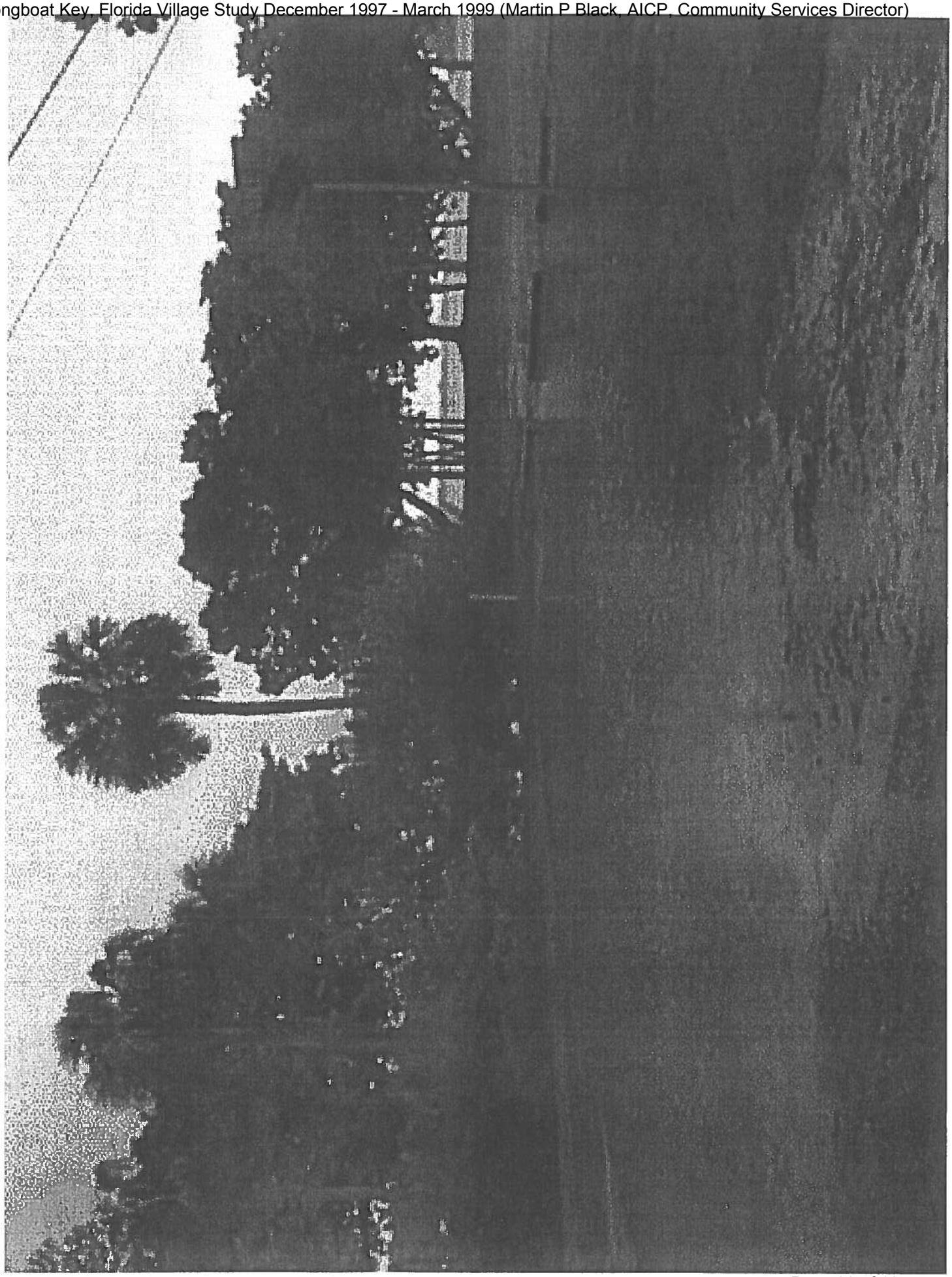


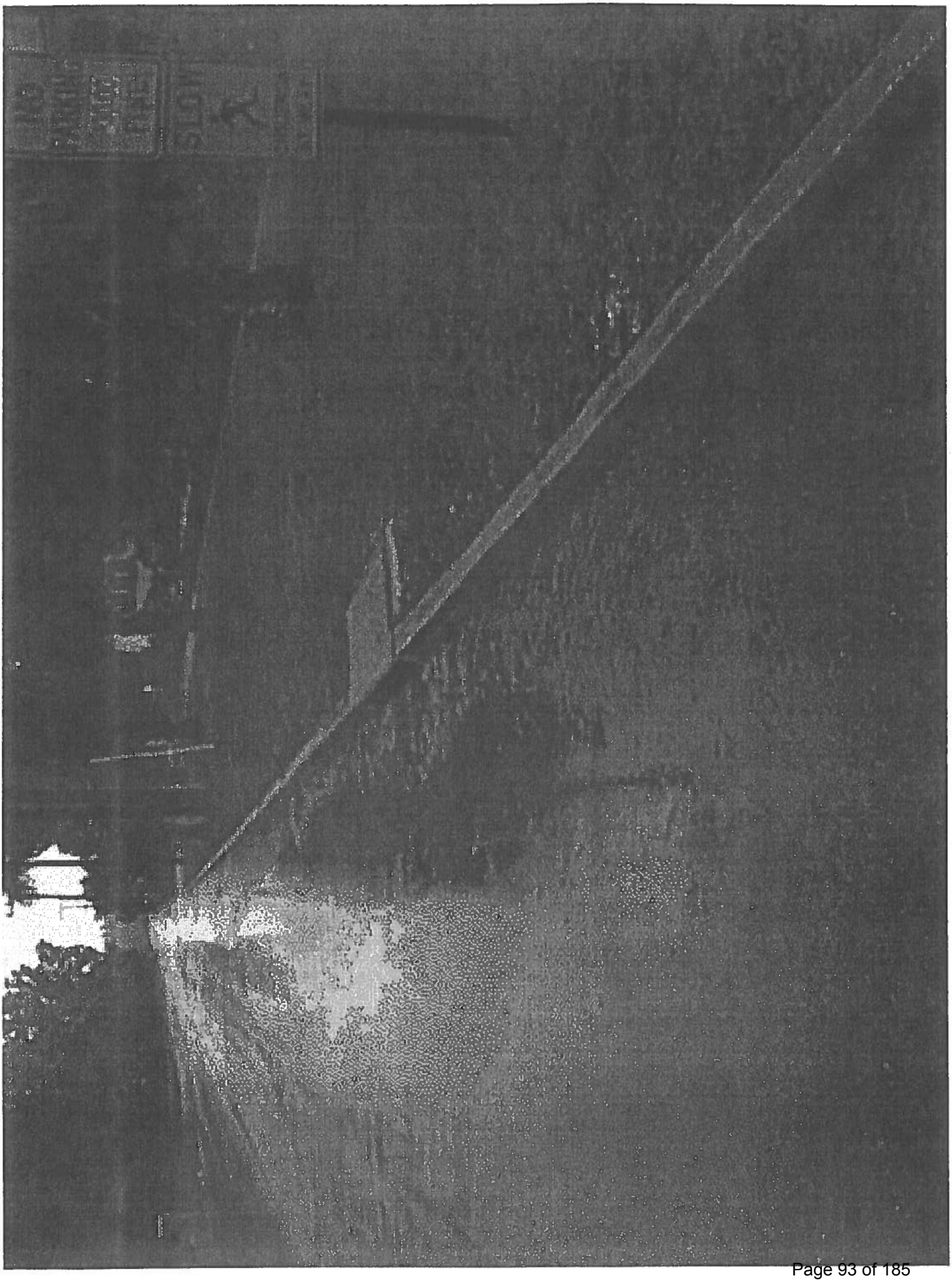








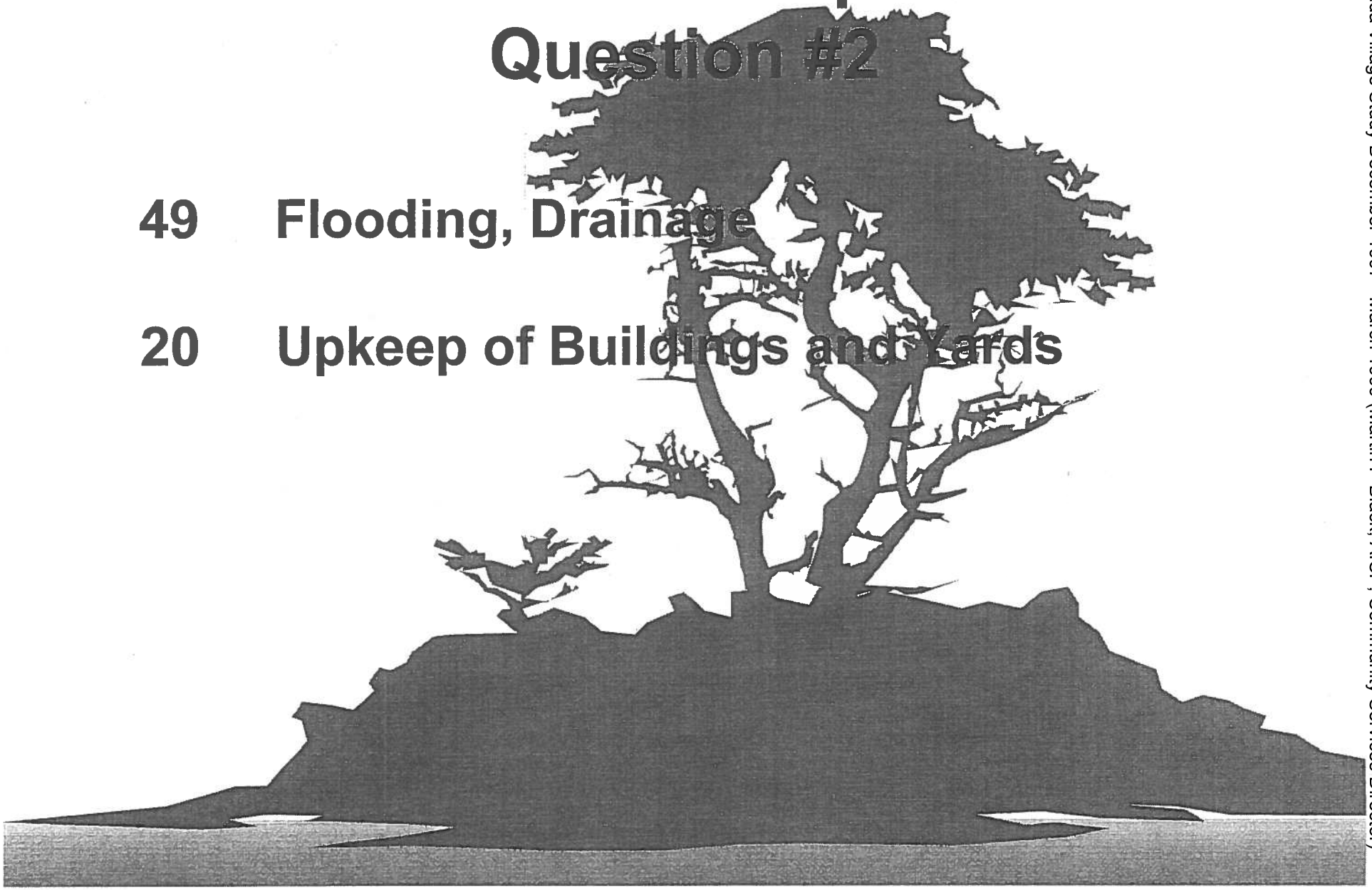




Most Common Responses to Question #2

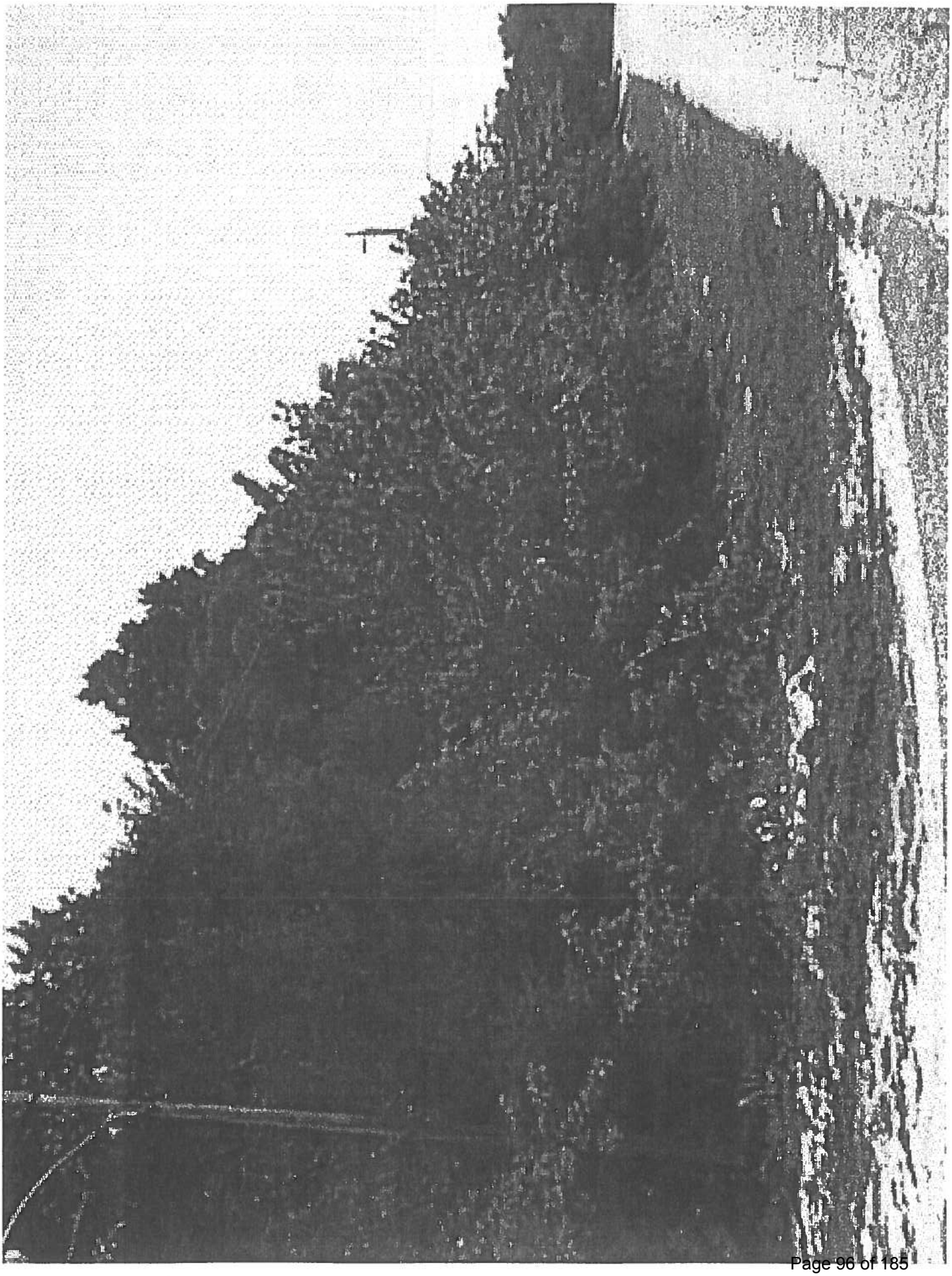
49 Flooding, Drainage

20 Upkeep of Buildings and Yards

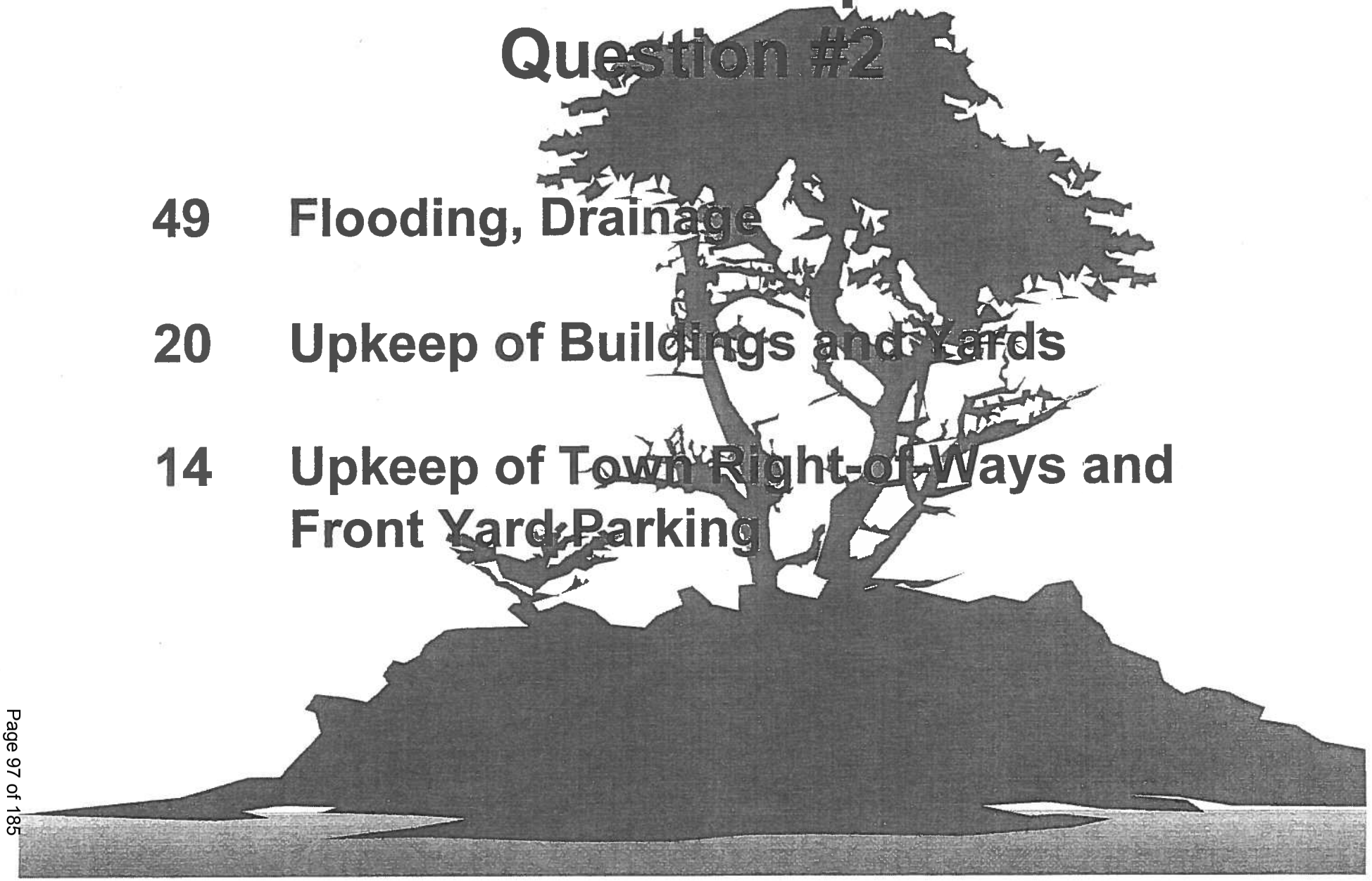


of Longboat Key, Florida Village Study December 1997 - March 1999 (Martin P Black, AICP, Community Services Director)

"We would like to see all
yards maintained in an orderly
way...vegetation trimmed, not
allowed to become overgrown
and scraggly."



Most Common Responses to Question #2



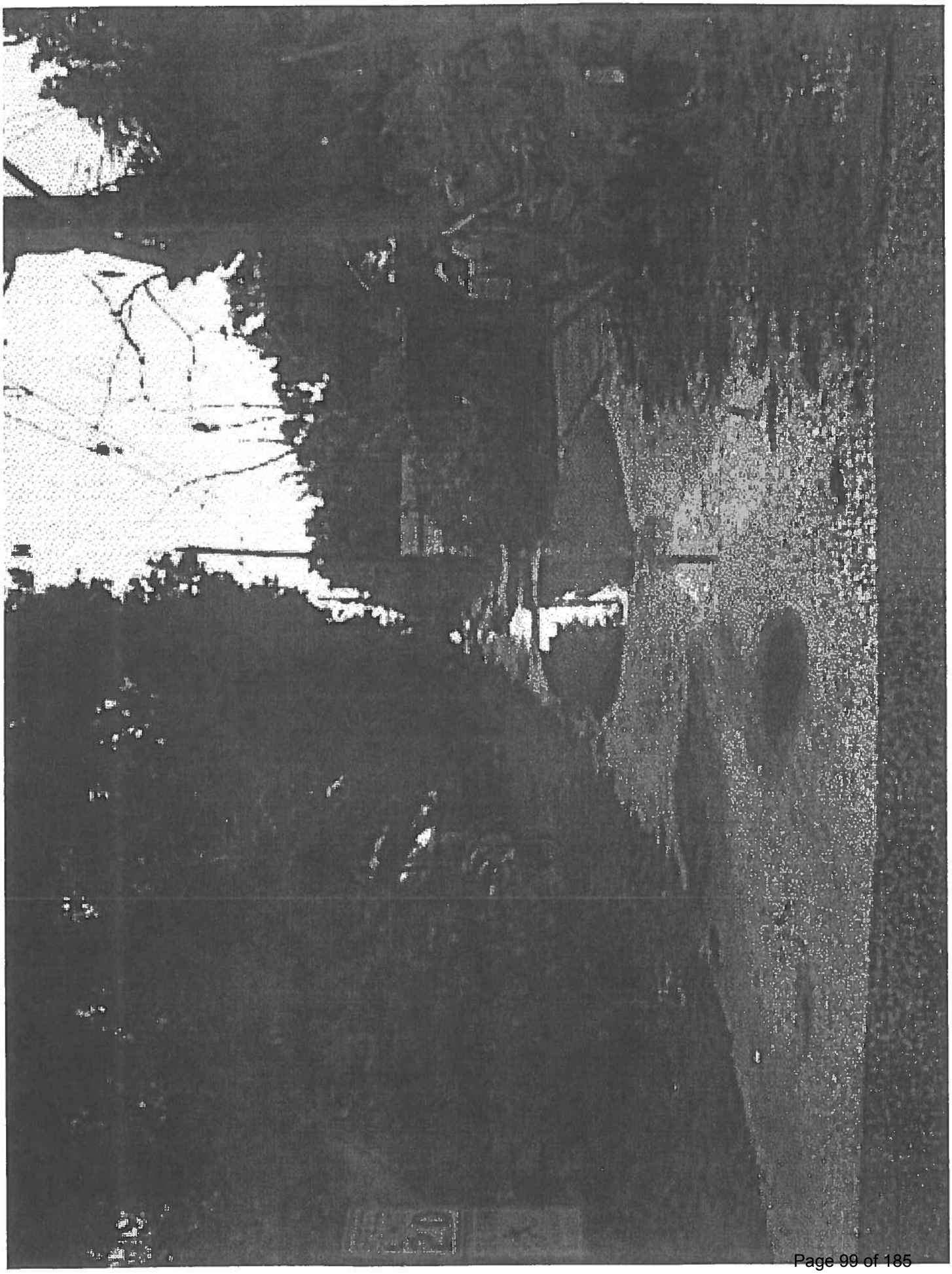
49 Flooding, Drainage

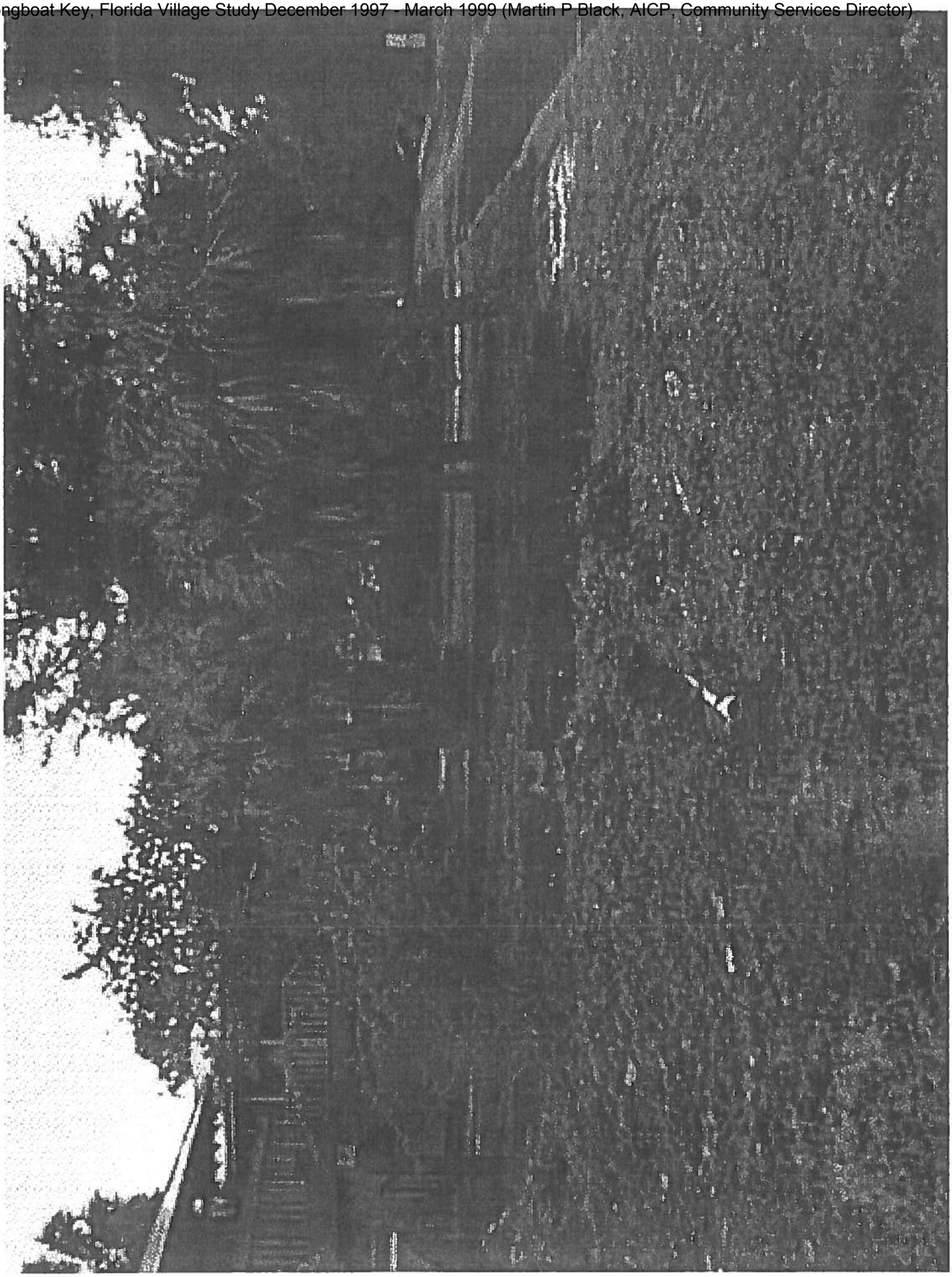
20 Upkeep of Buildings and Yards

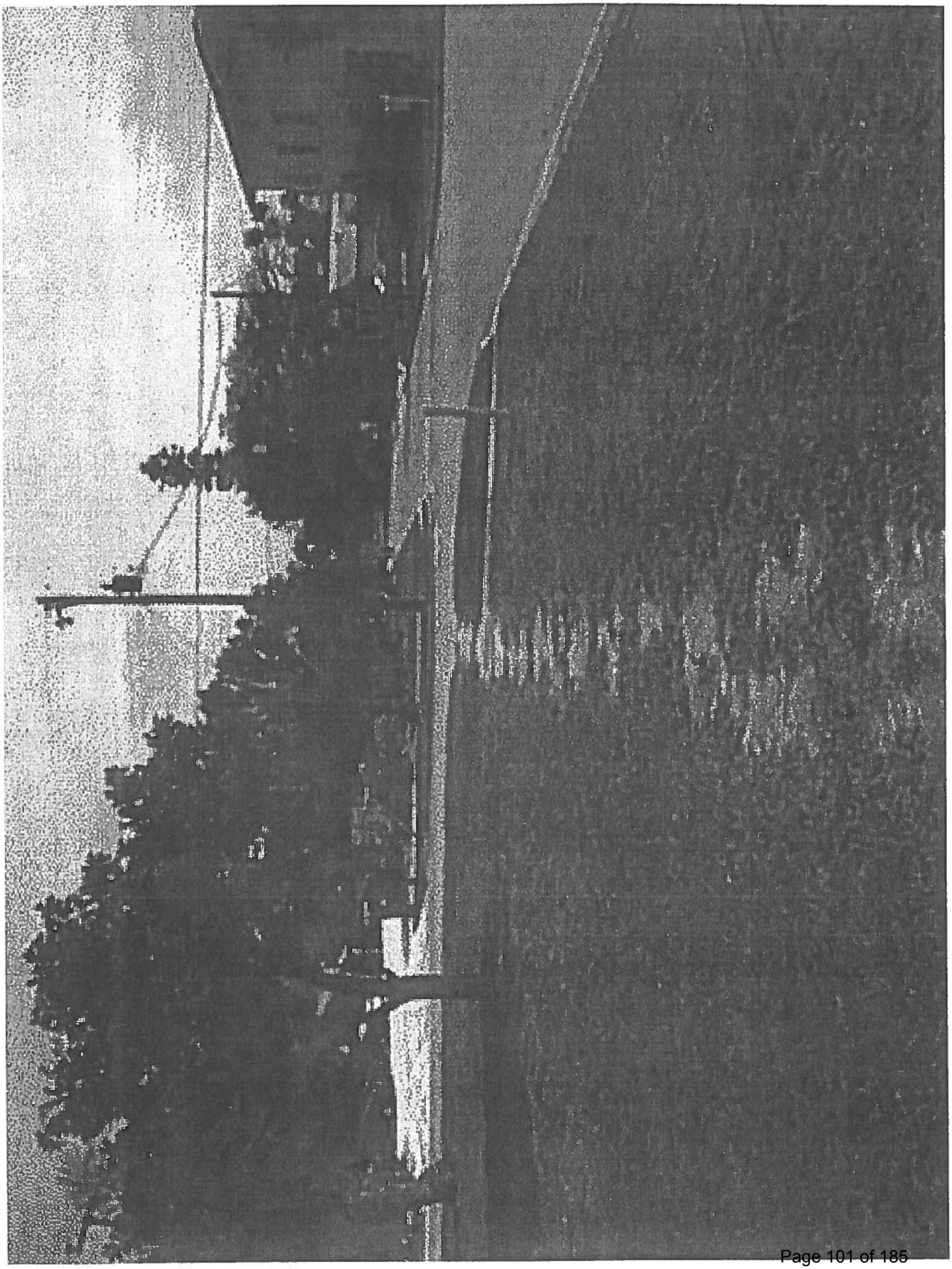
14 Upkeep of Town Right-of-Ways and Front Yard Parking

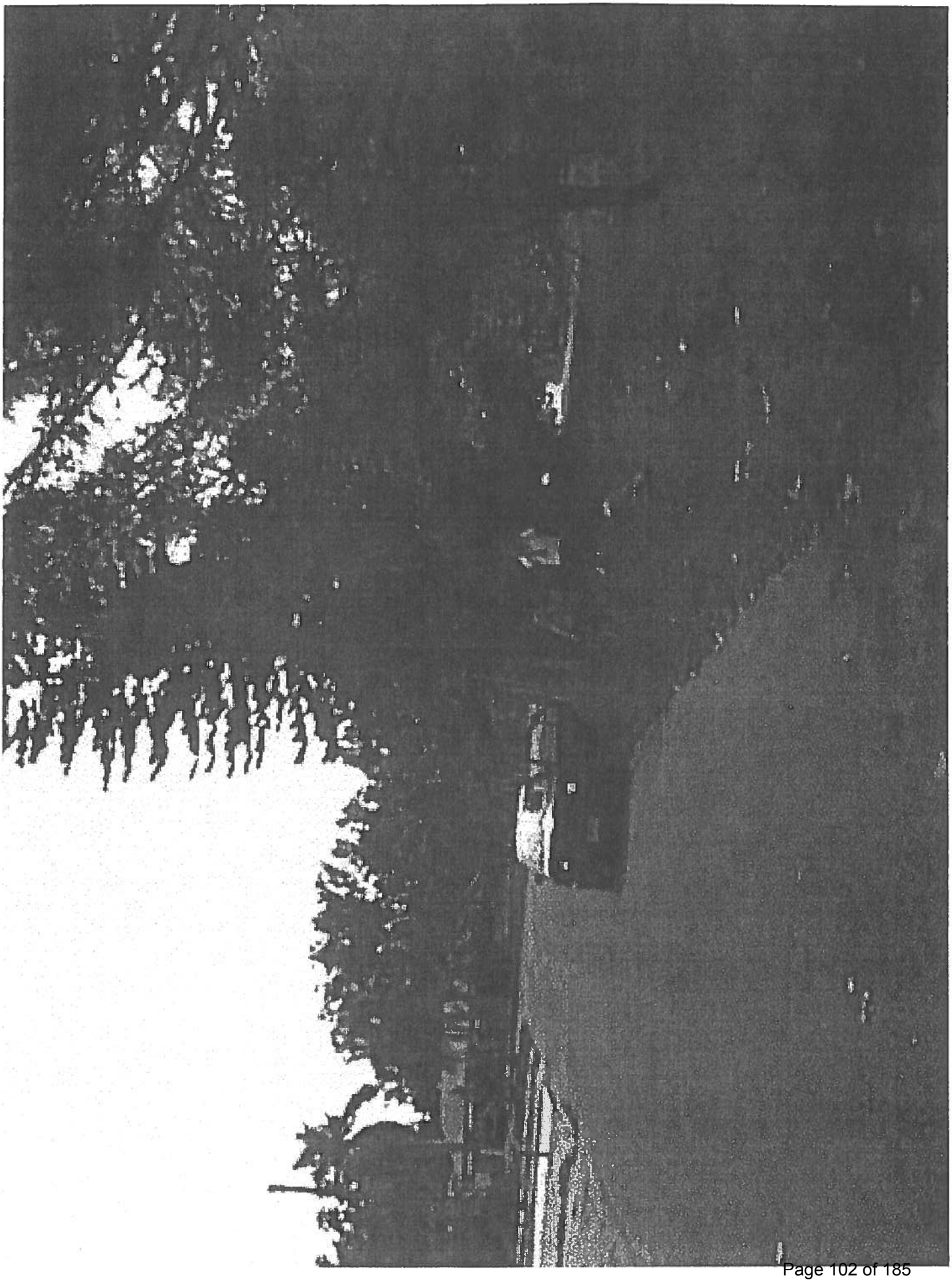
of Longboat Key, Florida Village Study December 1997 - March 1999 (Martin P Black, AICP, Community Services Director)

"...yes it is neglected but that
can be deemed a positive and
negative."









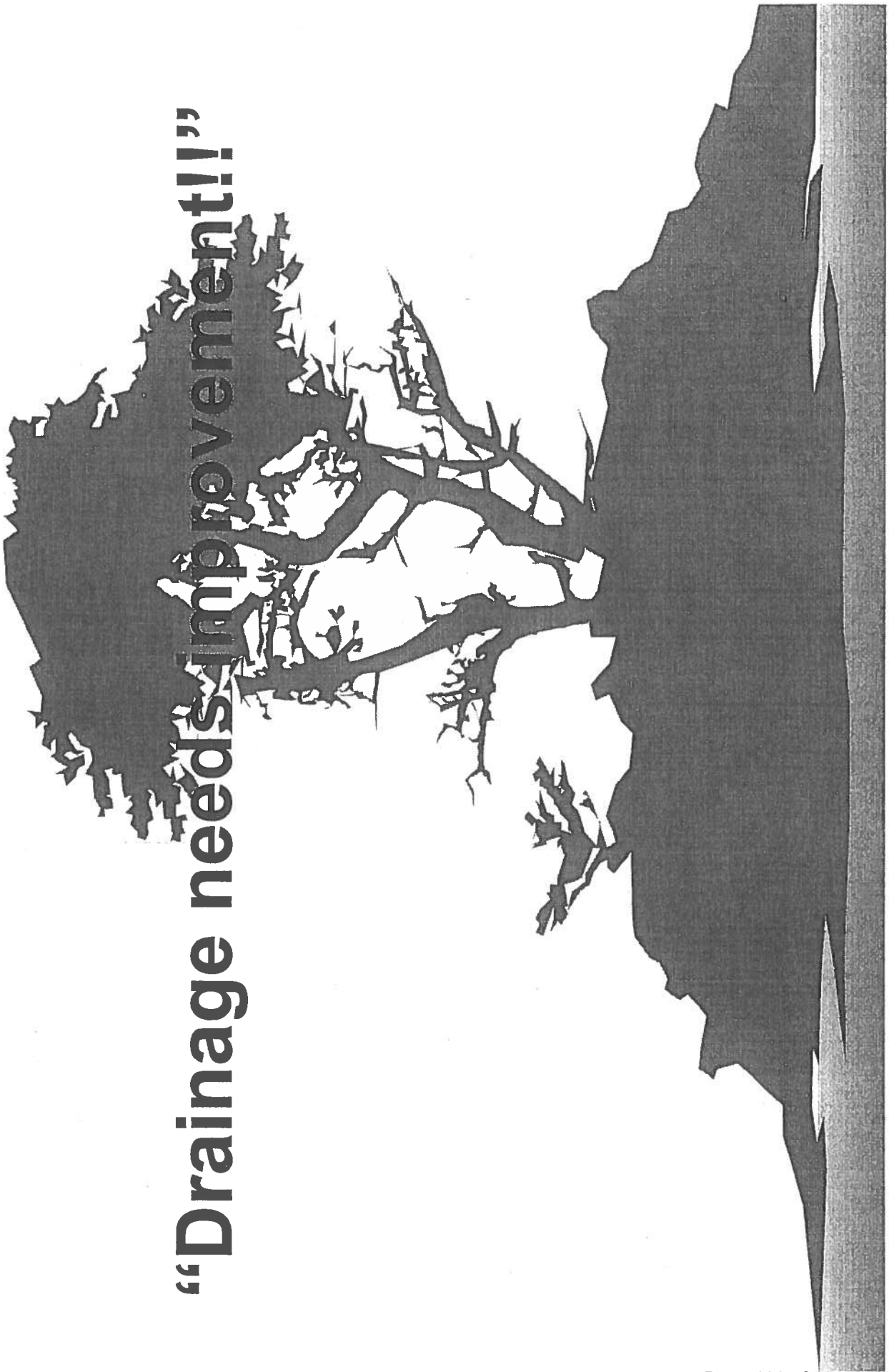
Question #3

Currently the Town Code and state regulations exempt single family home construction from storm water/drainage requirements. Do you support this existing exemption or, if not, would you support some type of new local control of drainages?

Most Common Responses to Question #3

38 Support Additional Drainage Controls

"Yes - when building our
home two years ago we were
required to include storm
water retention and we're glad
we did."


"Drainage needs improvement!!"

"I do not feel that the Town should allow one property owner to fill a parcel so that it floods surrounding parcels. This is a problem for many older homes where new homes are built on filled land."

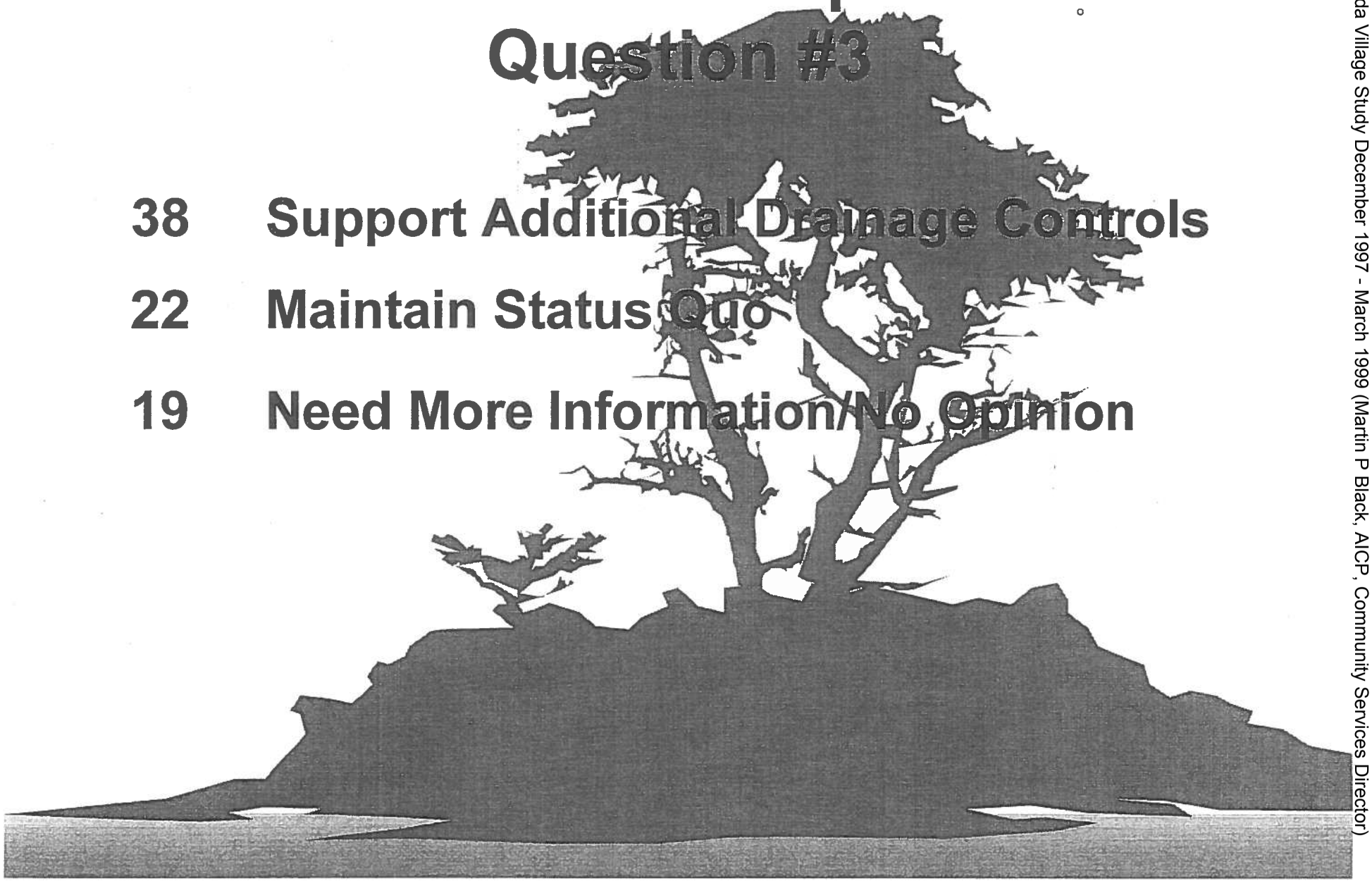
"Would love to see the Town
take control of drainage
problems - no matter the
cost."

Most Common Responses to Question #3

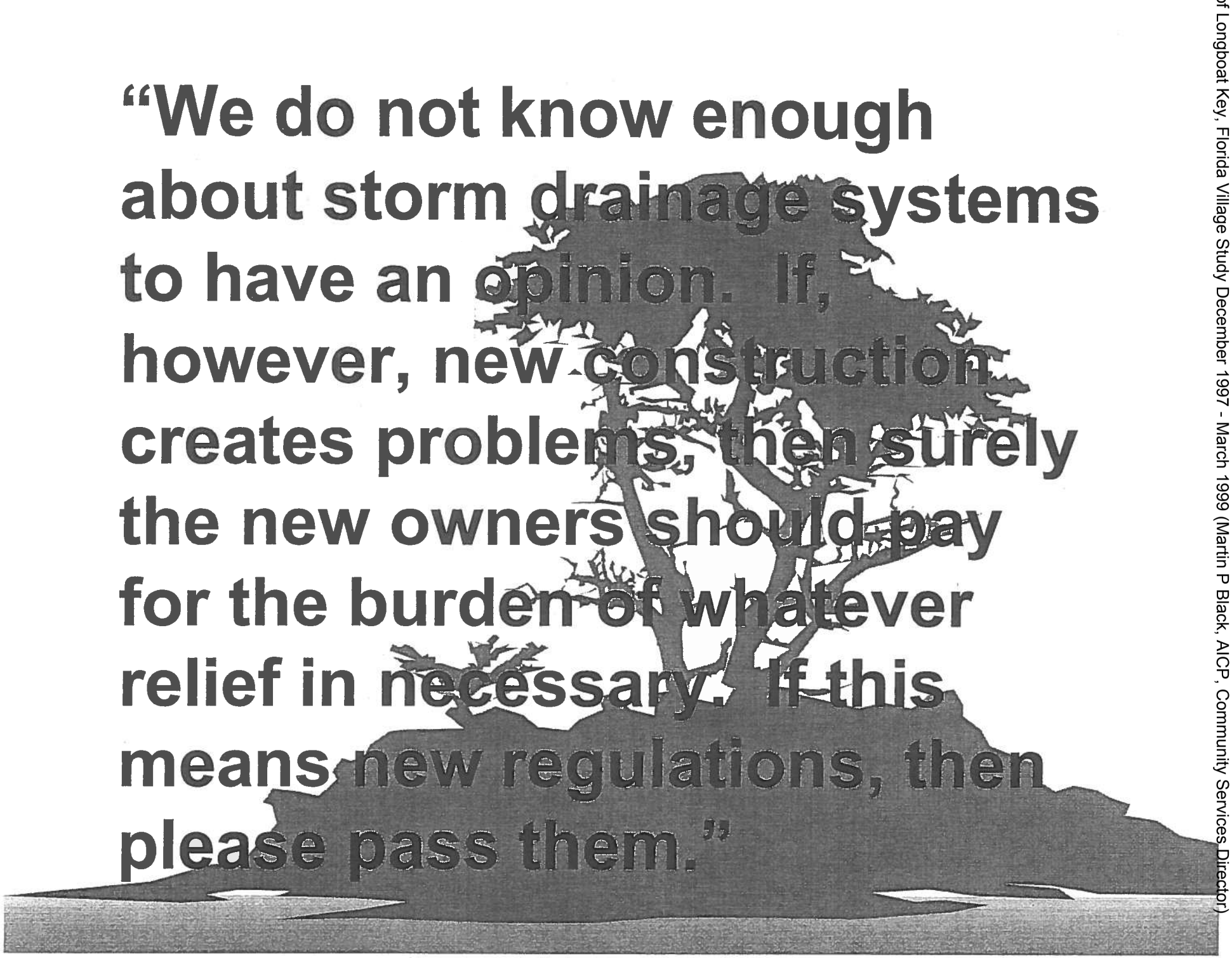
38 Support Additional Drainage Controls

22 Maintain Status Quo

19 Need More Information/No Opinion



of Longboat Key, Florida Village Study December 1997 - March 1999 (Martin P Black, AICP, Community Services Director)



of Longboat Key, Florida Village Study December 1997 - March 1999 (Martin P Black, AICP, Community Services Director)

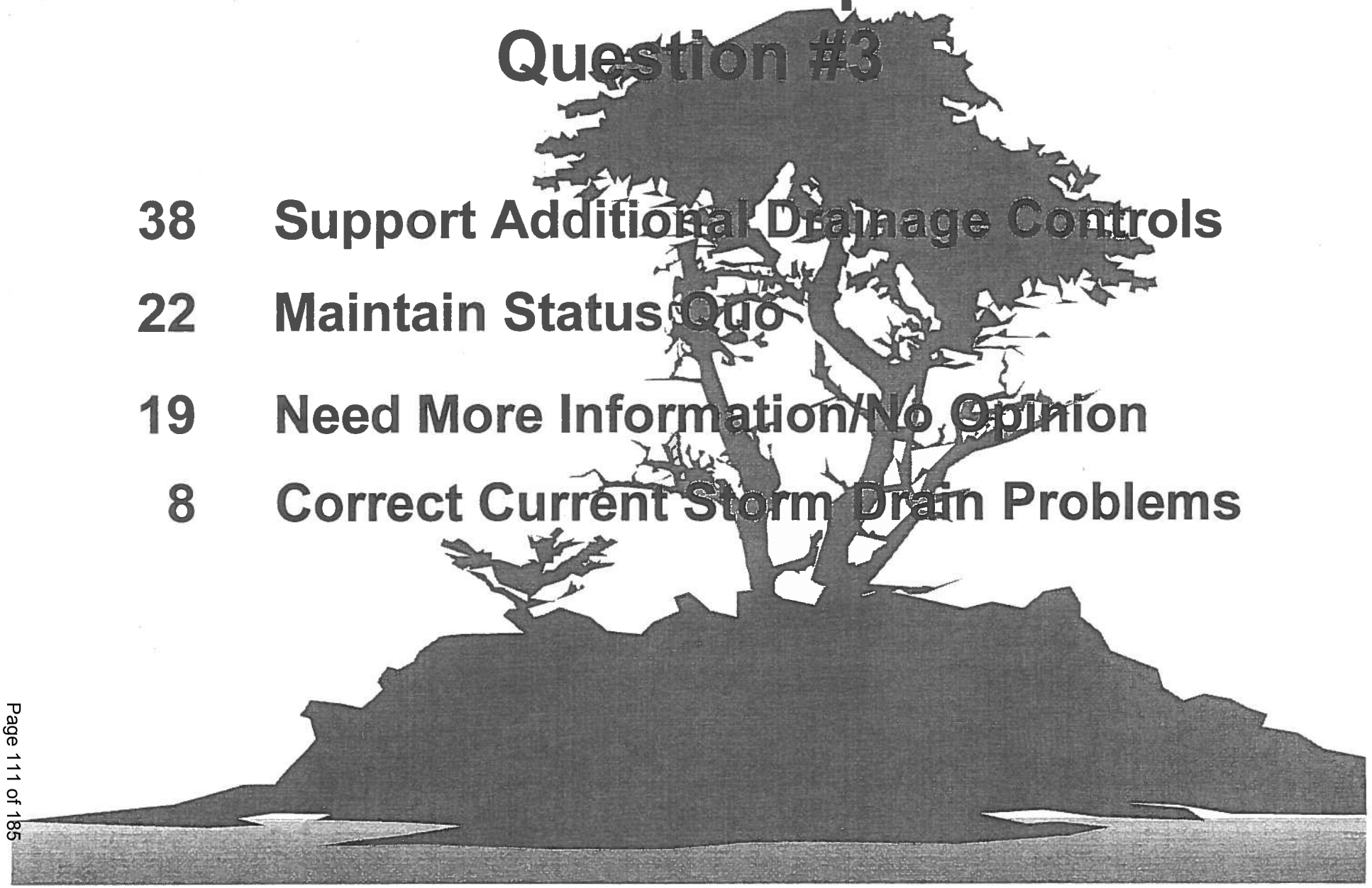
Most Common Responses to Question #3

38 Support Additional Drainage Controls

22 Maintain Status Quo

19 Need More Information/No Opinion

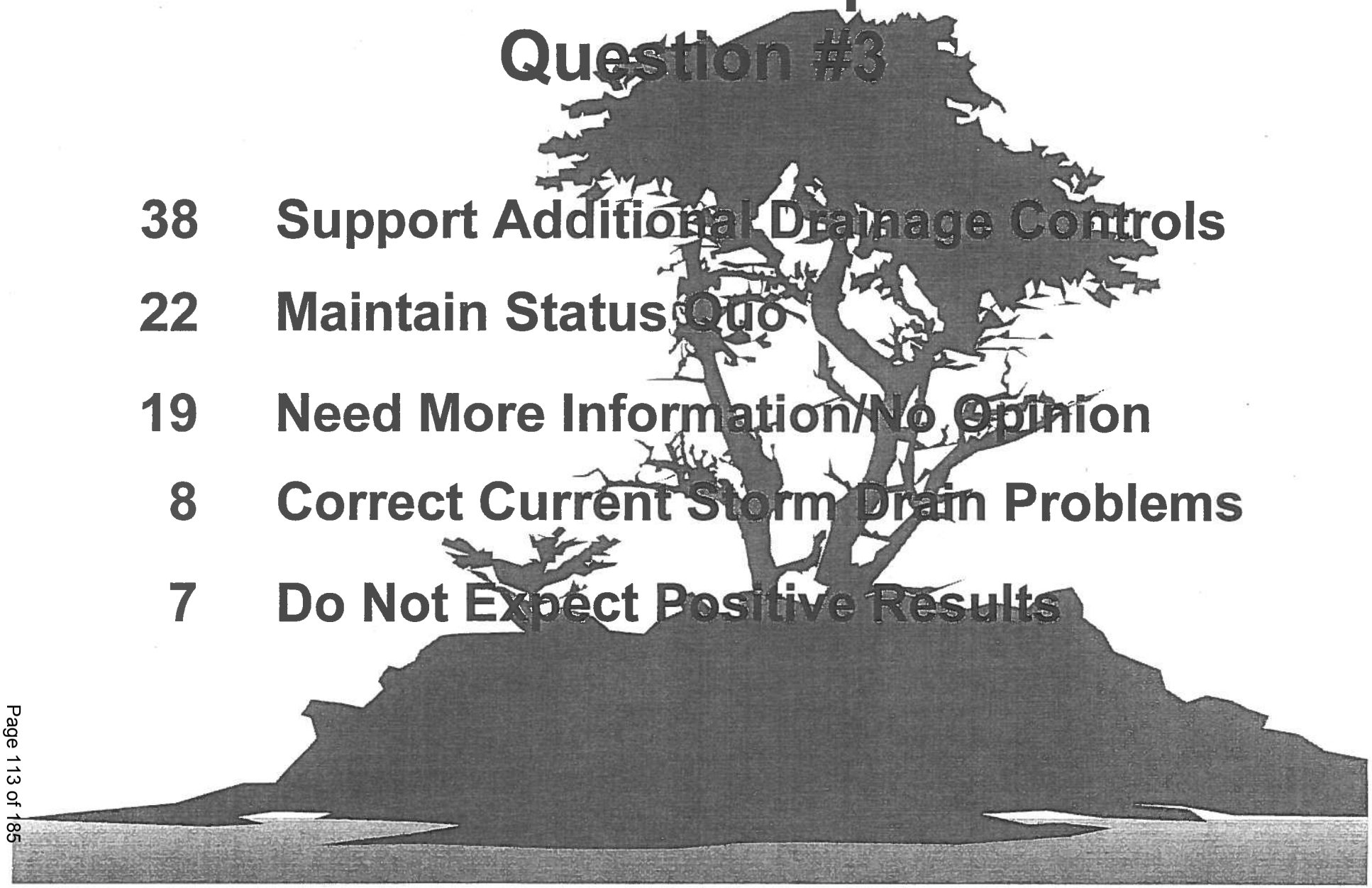
8 Correct Current Storm Drain Problems



of Longboat Key, Florida Village Study December 1997 - March 1999 (Martin P Black, AICP, Community Services Director)

"I can see no possible way to
handle storm water drainage
on our small lots - drain to the
streets and improve the street
drainage system."

Most Common Responses to Question #3



38 Support Additional Drainage Controls

22 Maintain Status Quo

19 Need More Information/No Opinion

8 Correct Current Storm Drain Problems

7 Do Not Expect Positive Results

of Longboat Key, Florida Village Study December 1997 - March 1999 (Martin P Black, AICP, Community Services Director)

Question #4

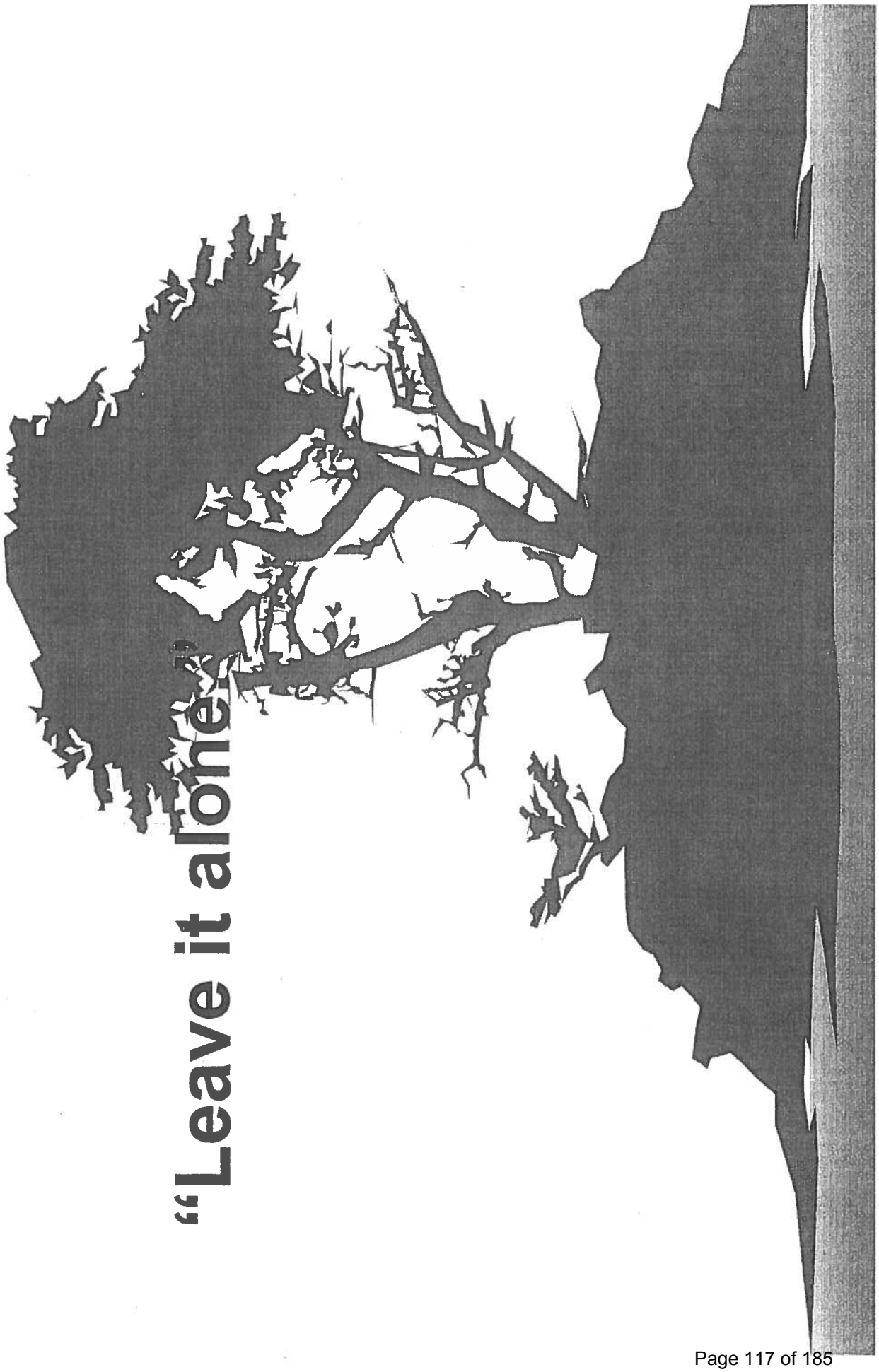
There are a variety of ways in which parking for residents and guests of the Village is met. Examples include large paved/shell areas in front yards, garage parking with access from the street or alley, on-street parking, etc. As you think about your preferences for the future look and feel of the Village, where do you prefer parking to be located?

of Longboat Key, Florida Village Study December 1997 - March 1999 (Martin P Black, AICP, Community Services Director)

Most Common Responses to Question #4

44 Maintain Status quo/Owner's Choice

"We have been in the Village
for 21 years and never felt that
parking was a problem."

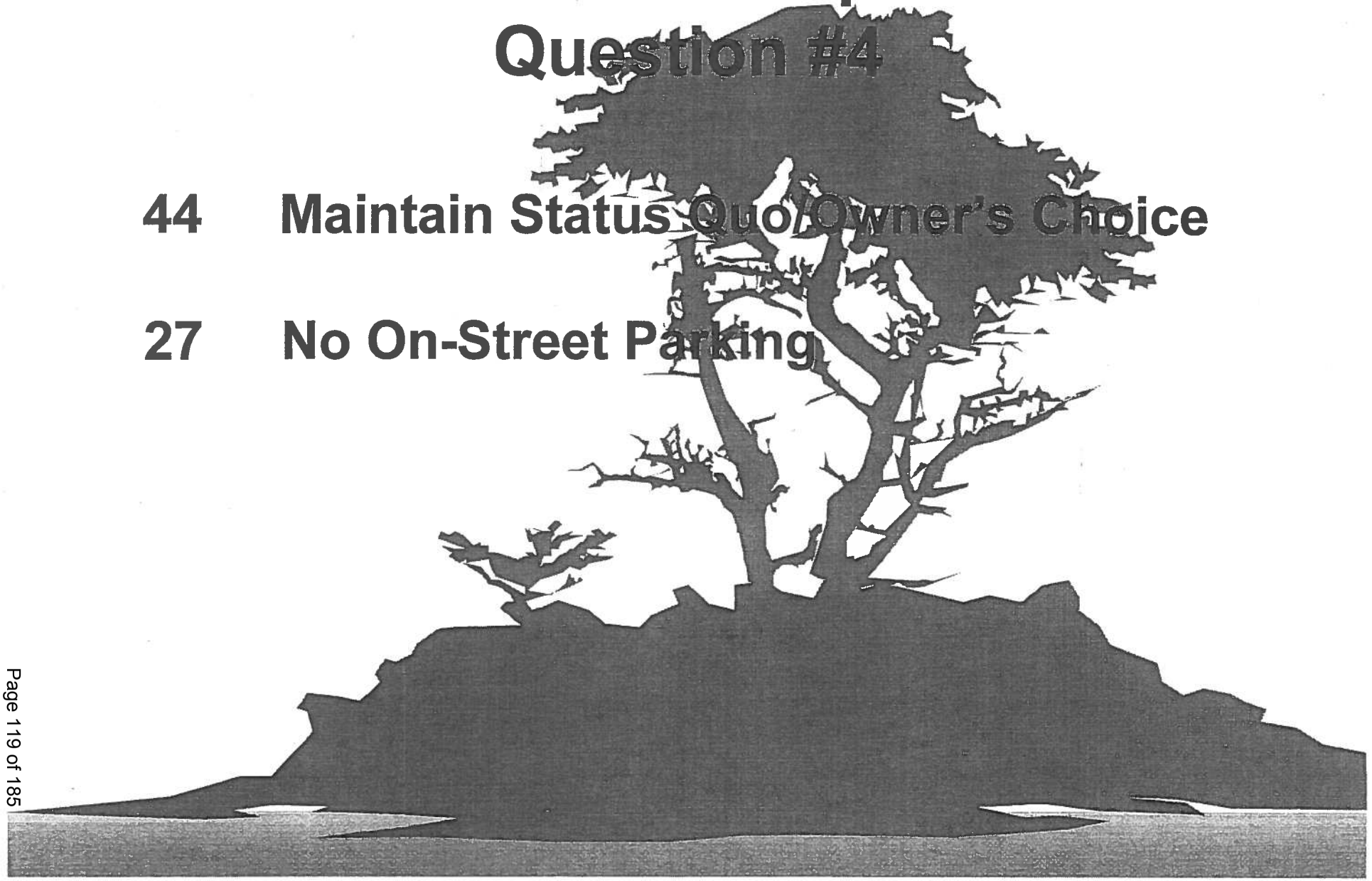

"Leave it alone"

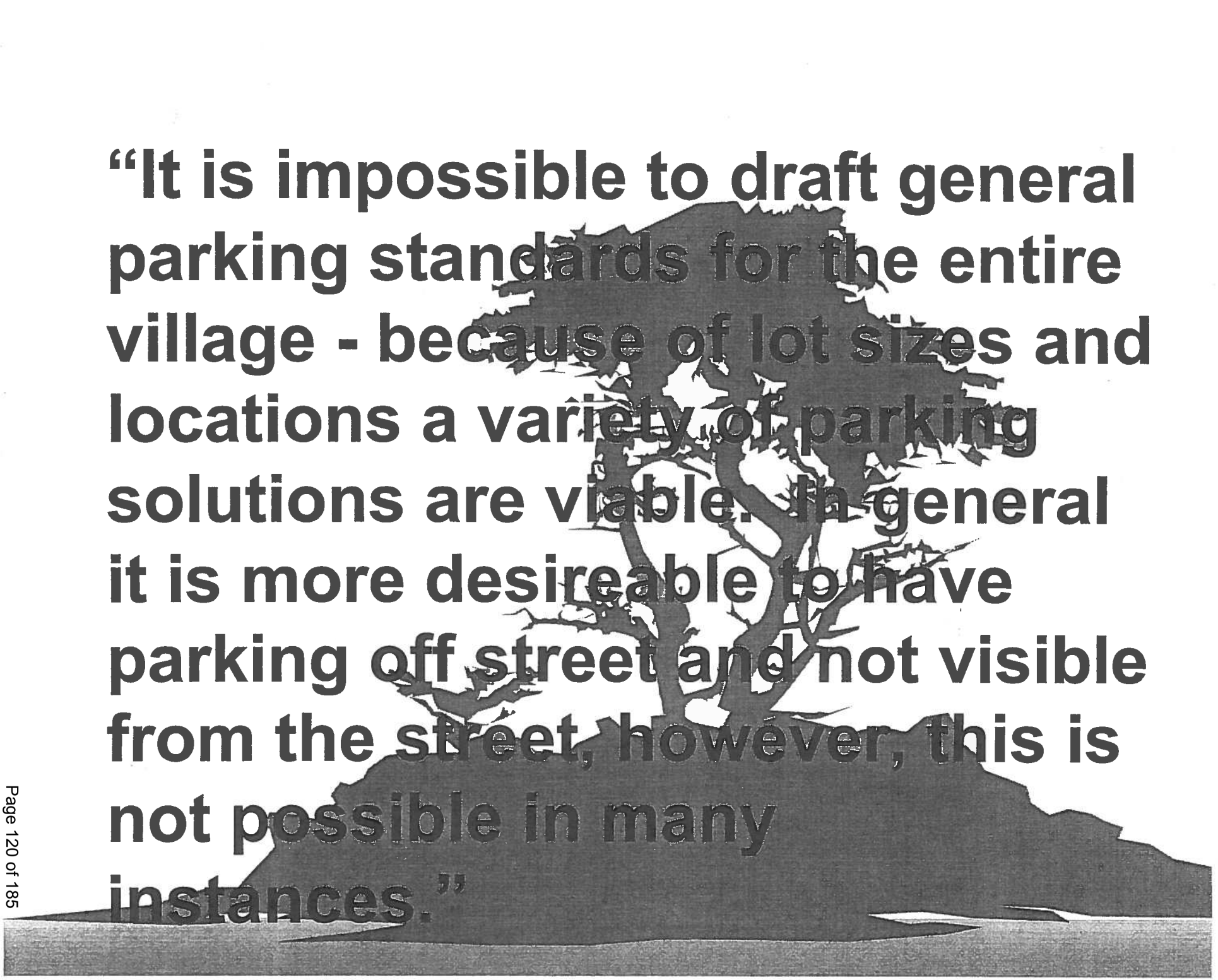
"No Village restrictions on
parking. It should be left to
the person building the
structure and the architect."

Most Common Responses to Question #4

44 Maintain Status Quo/Owner's Choice

27 No On-Street Parking



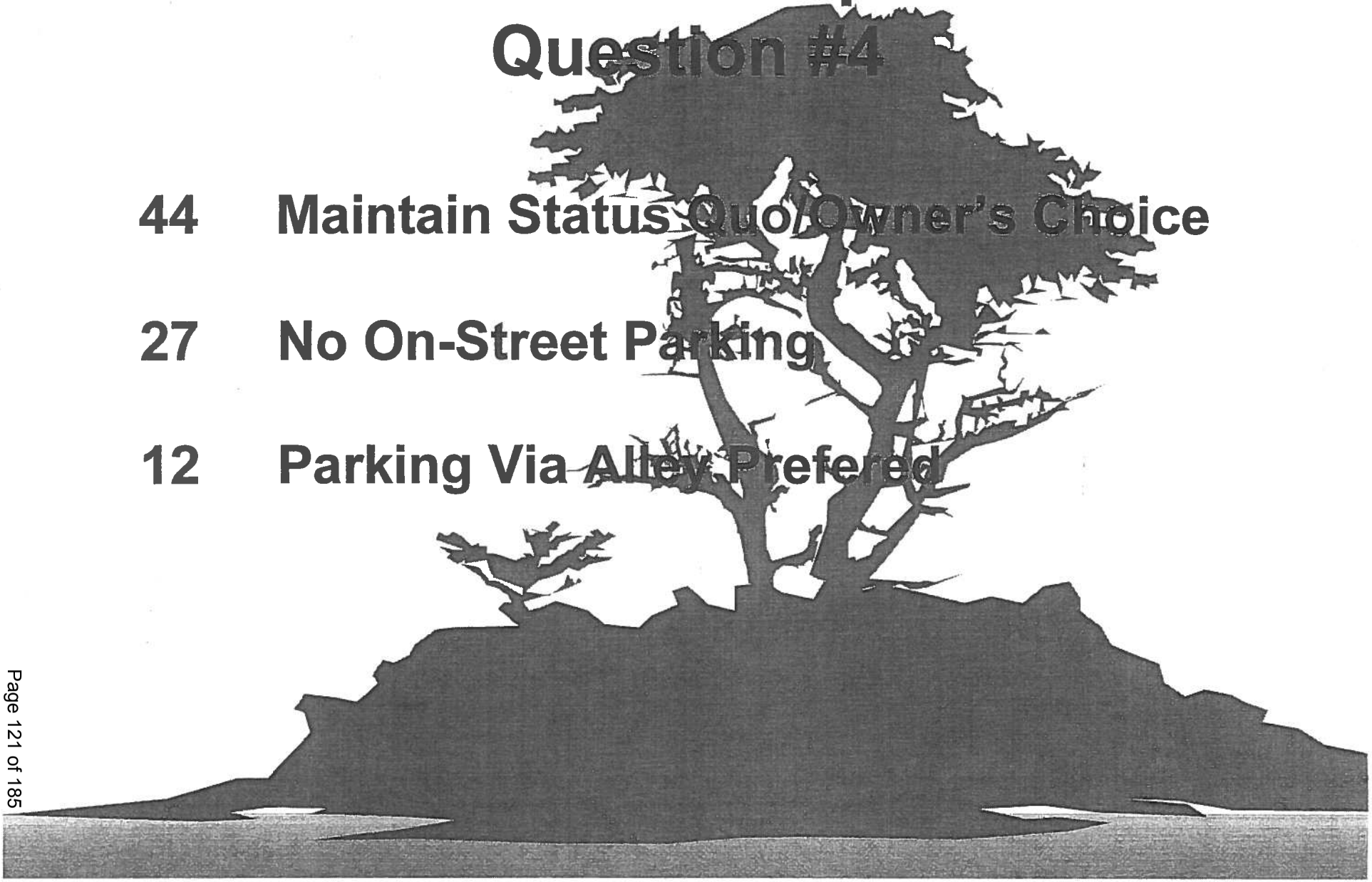

"It is impossible to draft general parking standards for the entire village - because of lot sizes and locations a variety of parking solutions are viable. In general it is more desireable to have parking off street and not visible from the street, however, this is not possible in many instances."

Most Common Responses to Question #4

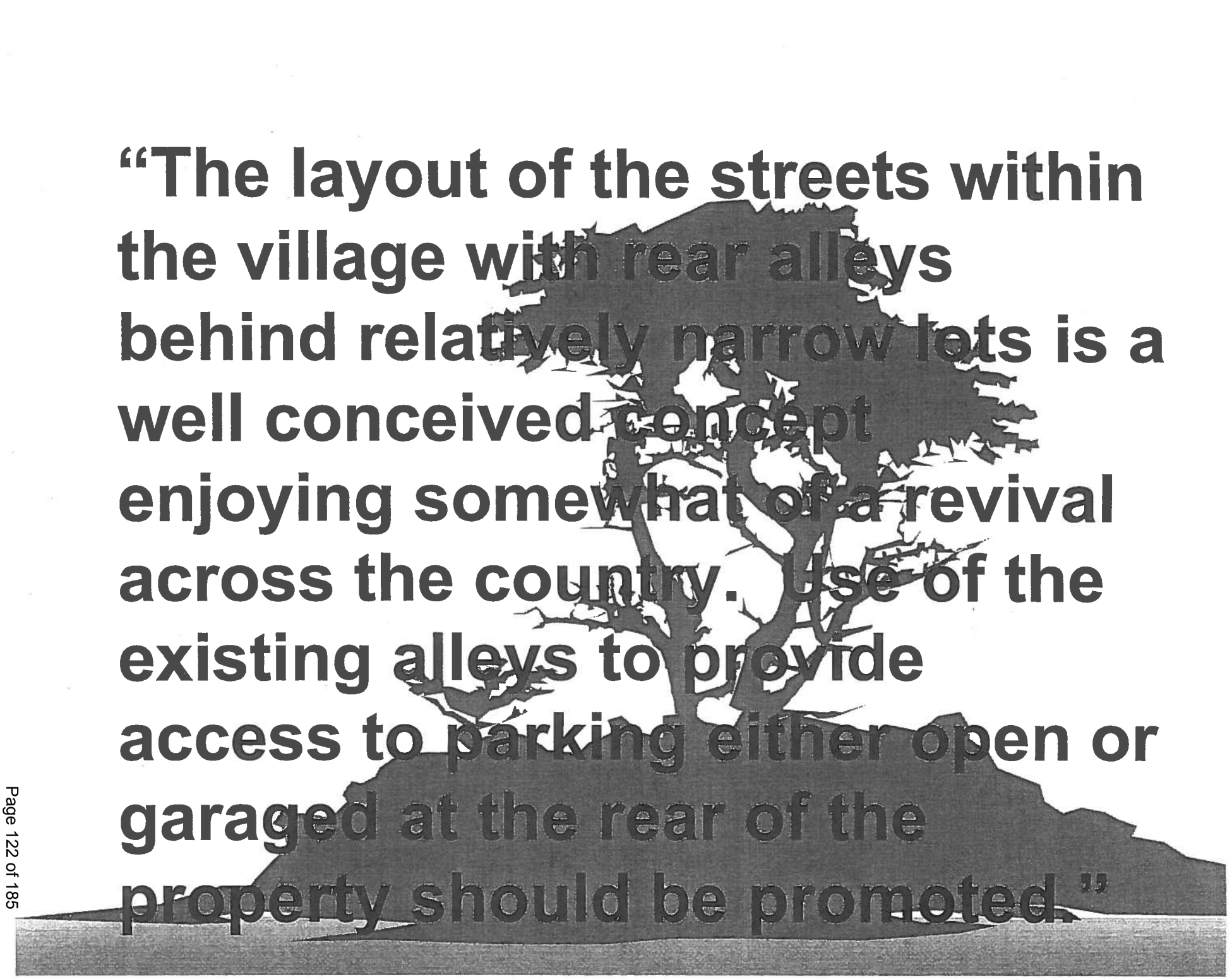
44 Maintain Status Quo, Owner's Choice

27 No On-Street Parking

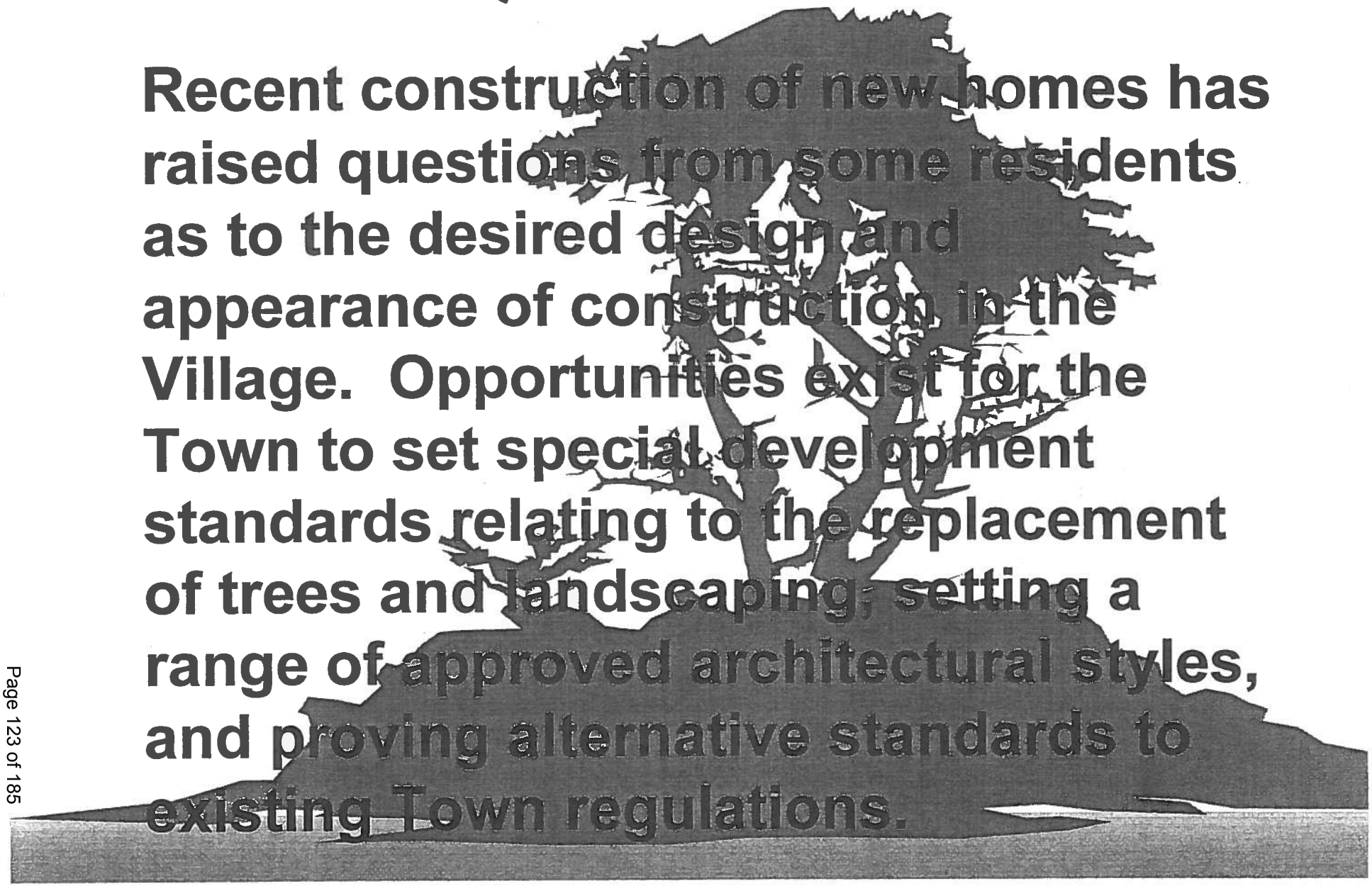
12 Parking Via Alley Prefered



of Longboat Key, Florida Village Study December 1997 - March 1999 (Martin P Black, AICP, Community Services Director)


"The layout of the streets within the village with rear alleys behind relatively narrow lots is a well conceived concept enjoying somewhat of a revival across the country. Use of the existing alleys to provide access to parking either open or garaged at the rear of the property should be promoted."

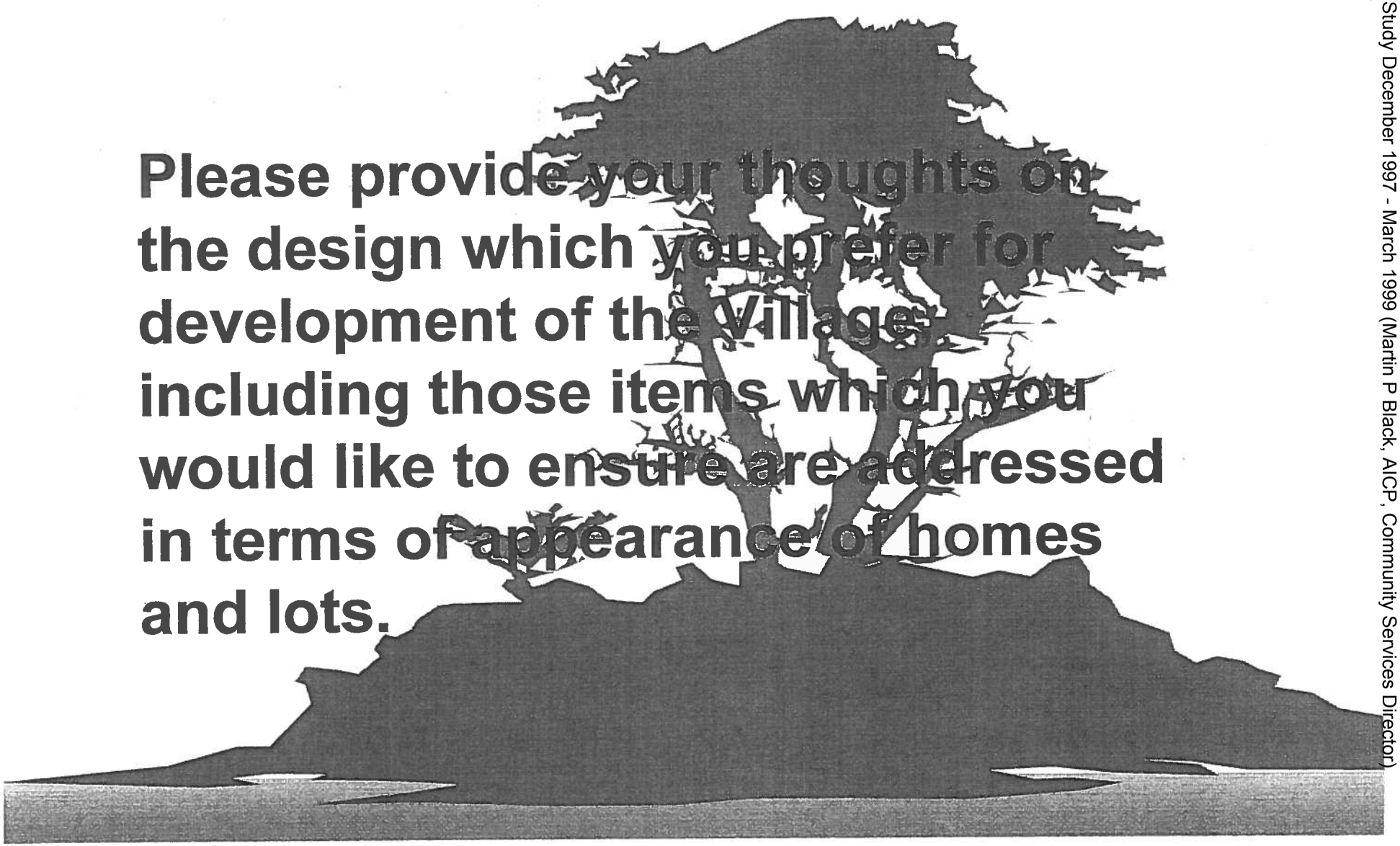
Question #5



Recent construction of new homes has raised questions from some residents as to the desired design and appearance of construction in the Village. Opportunities exist for the Town to set special development standards relating to the replacement of trees and landscaping, setting a range of approved architectural styles, and proving alternative standards to existing Town regulations.

of Longboat Key, Florida Village Study December 1997 - March 1999 (Martin P Black, AICP, Community Services Director)

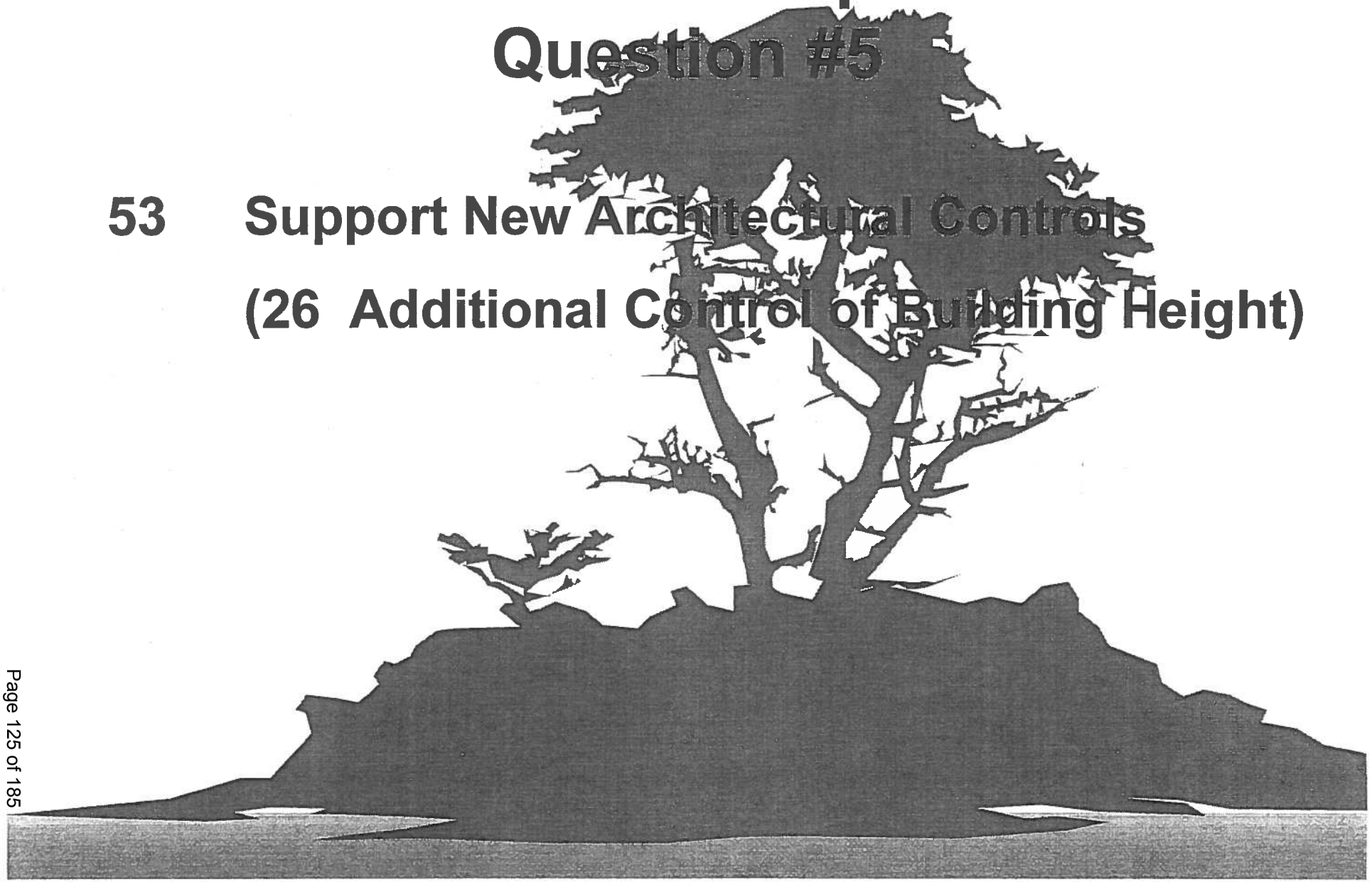
Question #5 (cont.)



Please provide your thoughts on the design which you prefer for development of the Village including those items which you would like to ensure are addressed in terms of appearance of homes and lots.

of Longboat Key, Florida Village Study December 1997 - March 1999 (Martin P Black, AICP, Community Services Director)

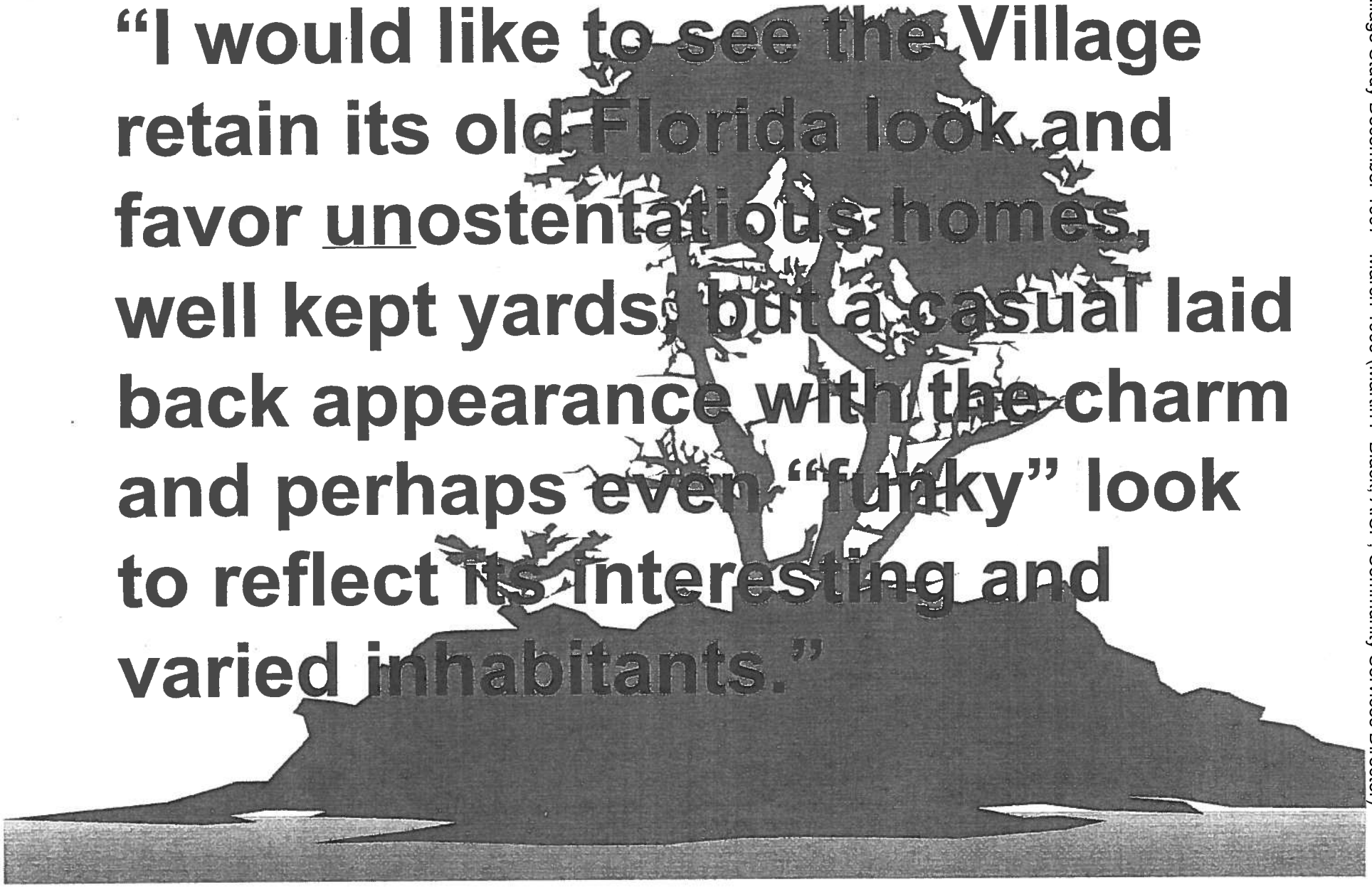
Most Common Responses to Question #5

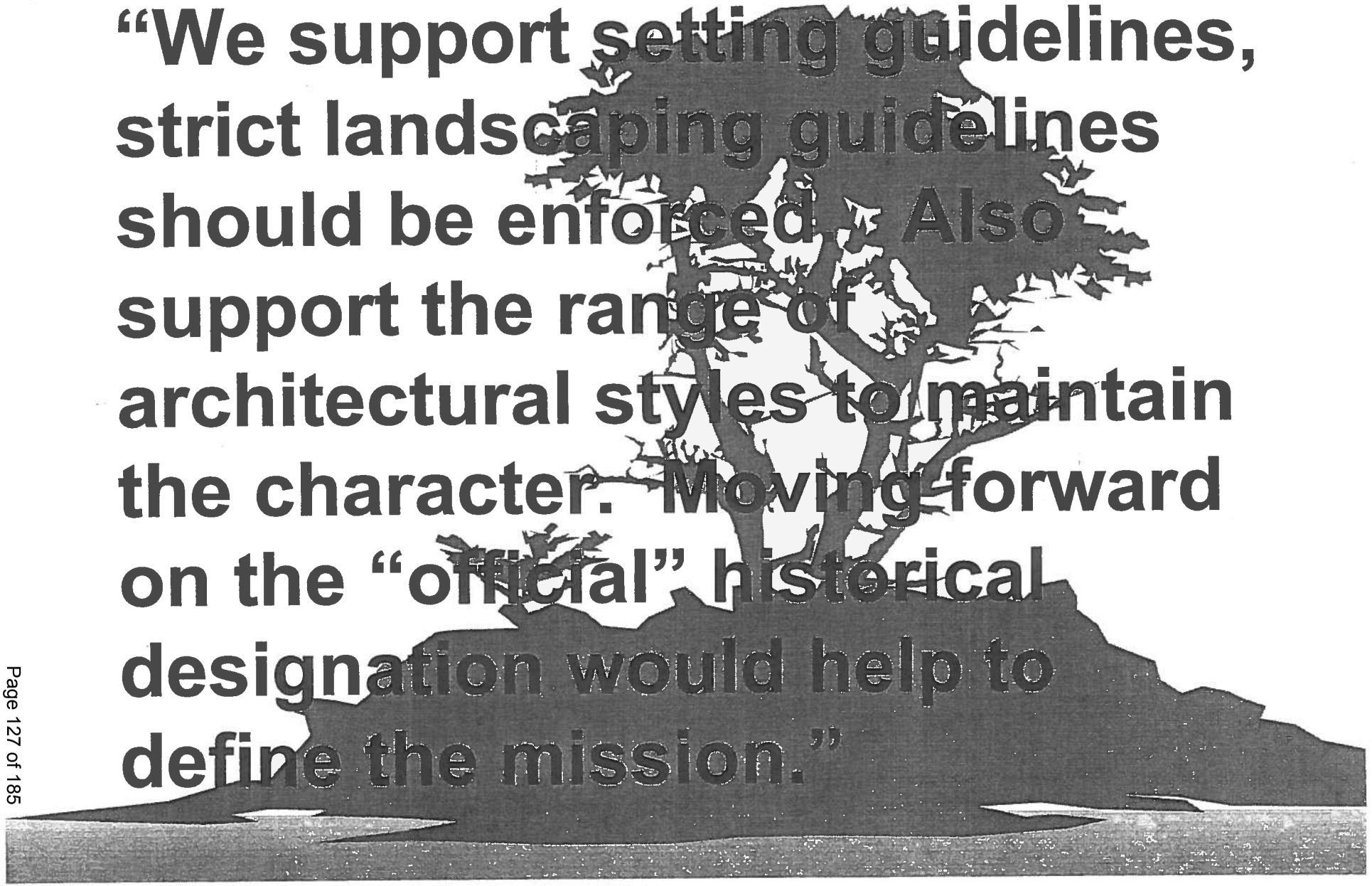


53 Support New Architectural Controls

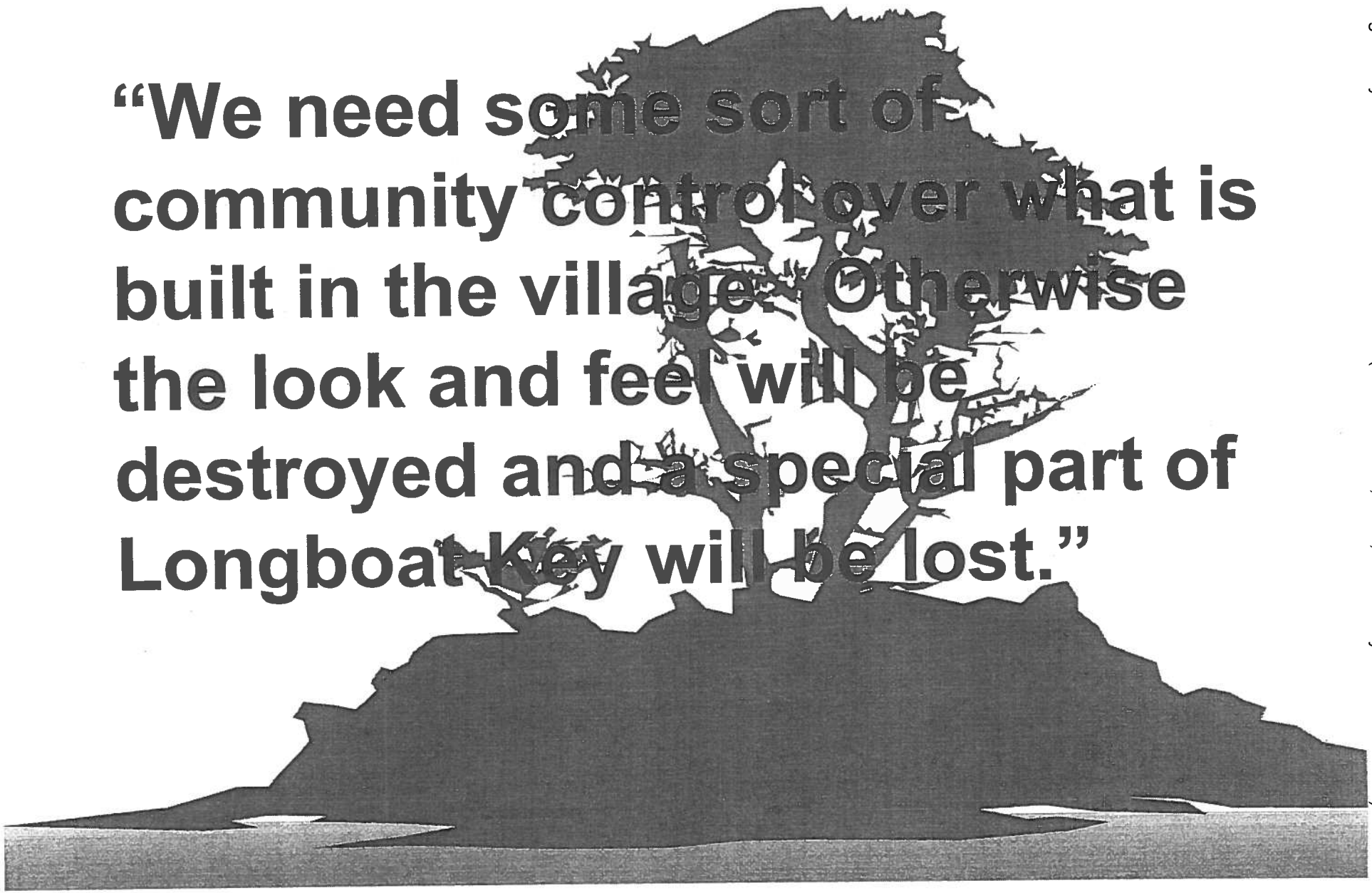
(26 Additional Control of Building Height)

of Longboat Key, Florida Village Study December 1997 - March 1999 (Martin P Black, AICP, Community Services Director)


"I would like to see the Village retain its old Florida look and favor unostentatious homes, well kept yards, but a casual laid back appearance with the charm and perhaps even "funky" look to reflect its interesting and varied inhabitants."



of Longboat Key, Florida Village Study December 1997 - March 1999 (Martin P Black, AICP, Community Services Director)



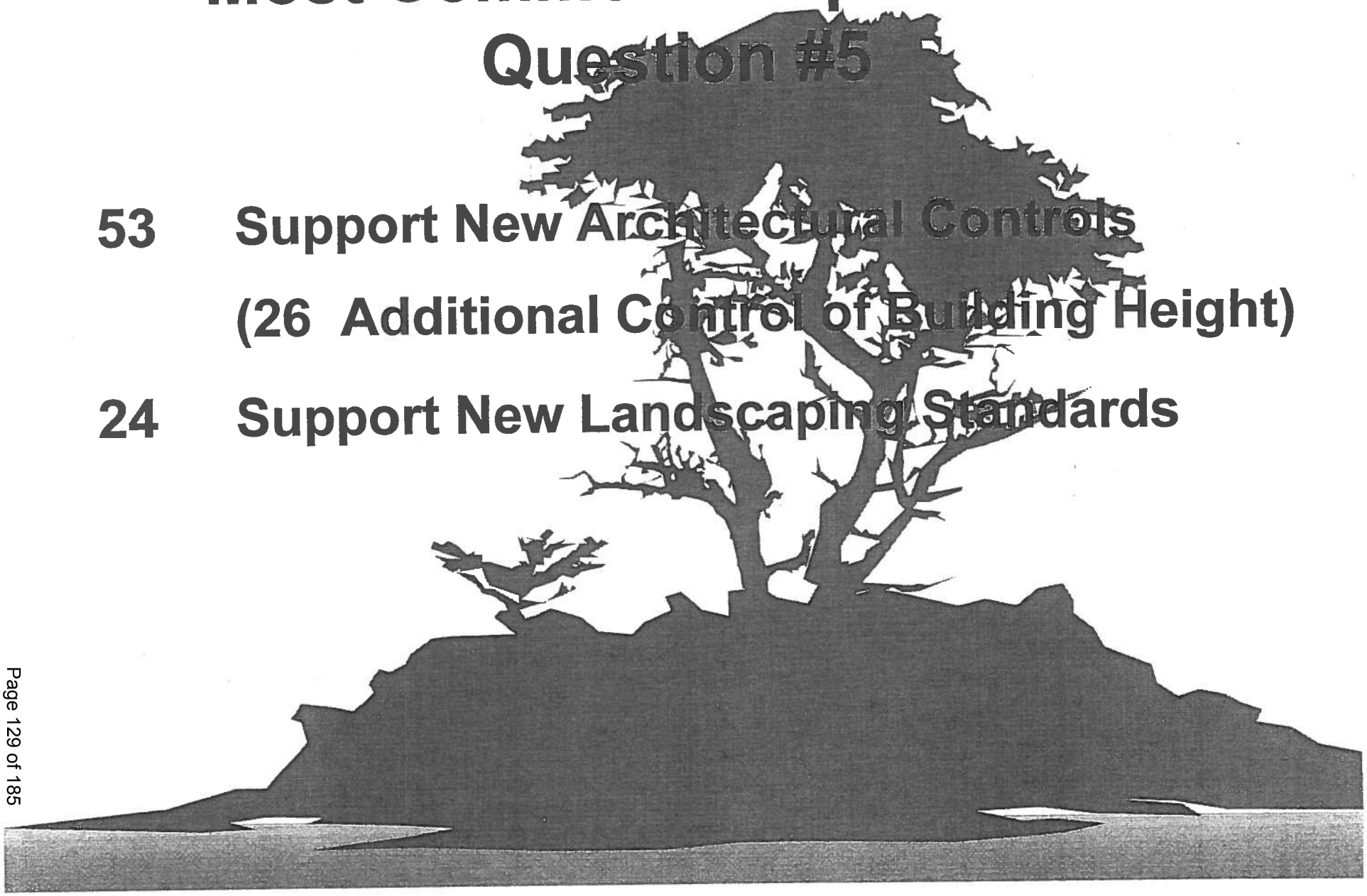
of Longboat Key, Florida Village Study December 1997 - March 1999 (Martin P Black, AICP, Community Services Director)

Most Common Responses to Question #5

53 Support New Architectural Controls

(26 Additional Control of Building Height)

24 Support New Landscaping Standards



of Longboat Key, Florida Village Study December 1997 - March 1999 (Martin P Black, AICP, Community Services Director)

"Landscaping/tree placement
standards are an excellent
idea."

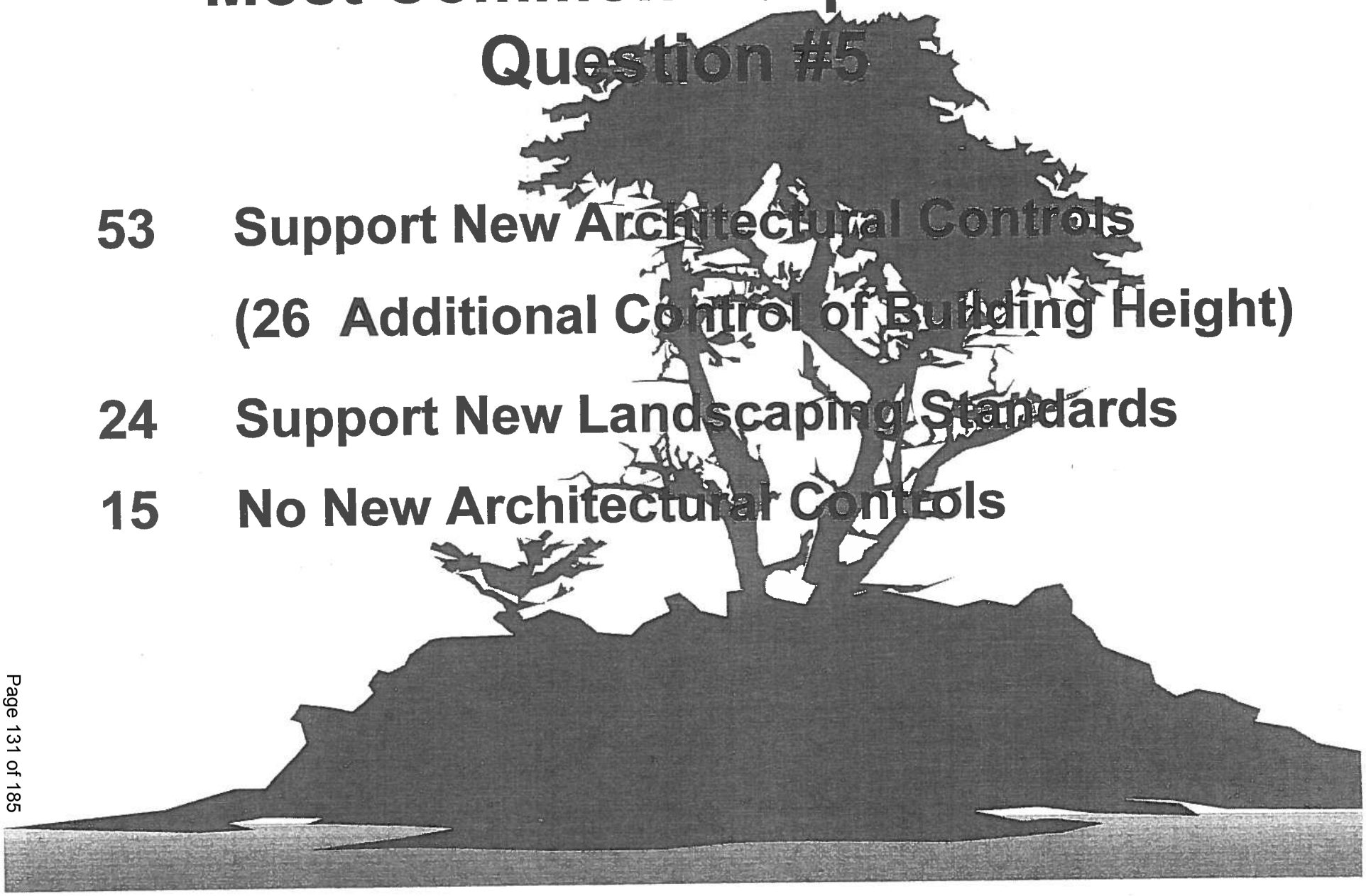
Most Common Responses to Question #5

53 Support New Architectural Controls

(26 Additional Control of Building Height)

24 Support New Landscaping Standards

15 No New Architectural Controls



of Longboat Key, Florida Village Study December 1997 - March 1999 (Martin P Black, AICP, Community Services Director)

"...setting architectural standards is a bad idea! Such standards by their nature are judged by subjective analysis and review - hard, fast standards for aesthetic appearances leads to banality and boredom."

Most Common Responses to Question #5

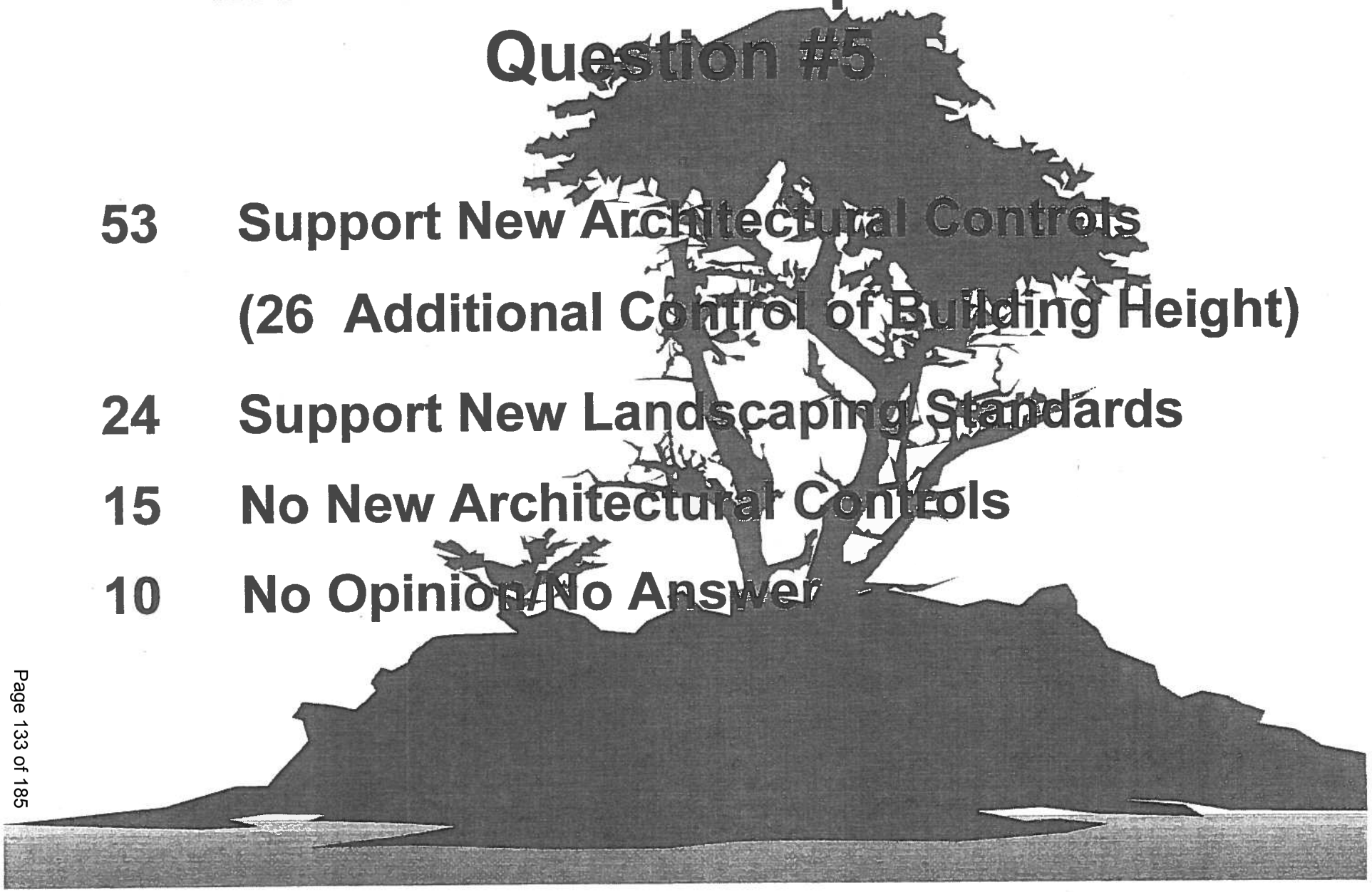
53 Support New Architectural Controls

(26 Additional Control of Building Height)

24 Support New Landscaping Standards

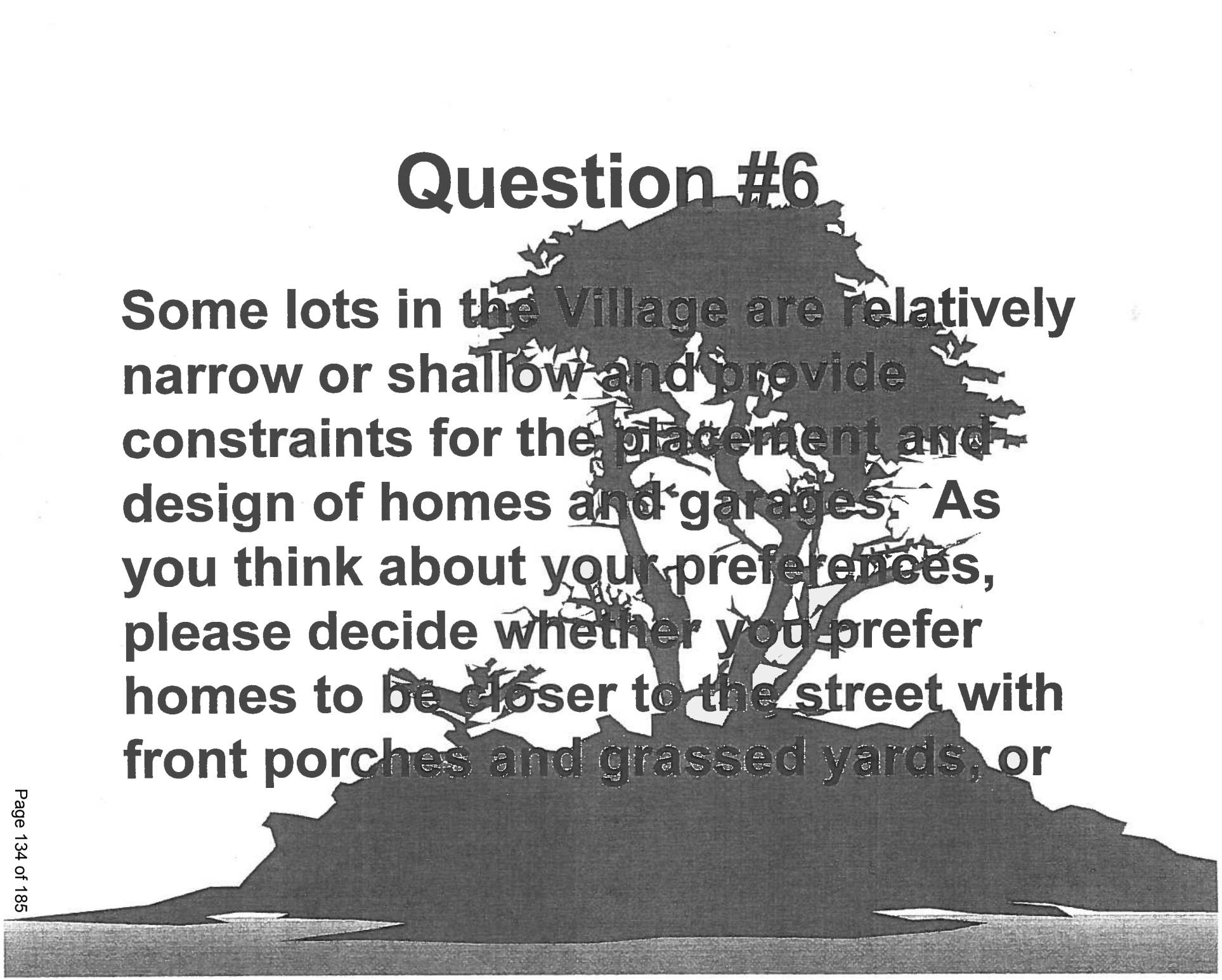
15 No New Architectural Controls

10 No Opinion/No Answer



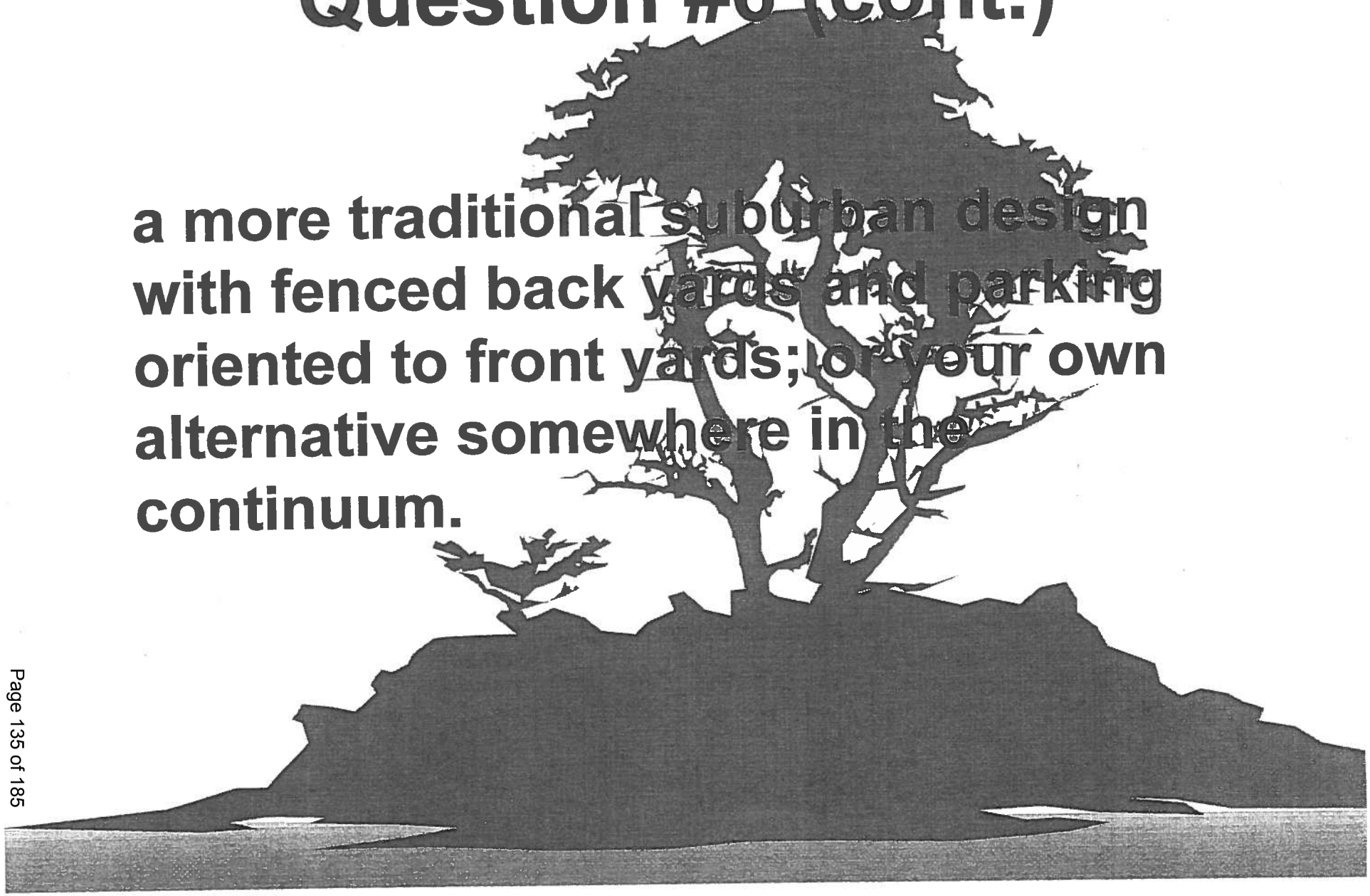
Question #6

Some lots in the Village are relatively narrow or shallow and provide constraints for the placement and design of homes and garages. As you think about your preferences, please decide whether you prefer homes to be closer to the street with front porches and grassed yards, or



of Longboat Key, Florida Village Study December 1997 - March 1999 (Martin P Black, AICP, Community Services Director)

Question #6 (cont.)



a more traditional suburban design with fenced back yards and parking oriented to front yards; or your own alternative somewhere in the continuum.

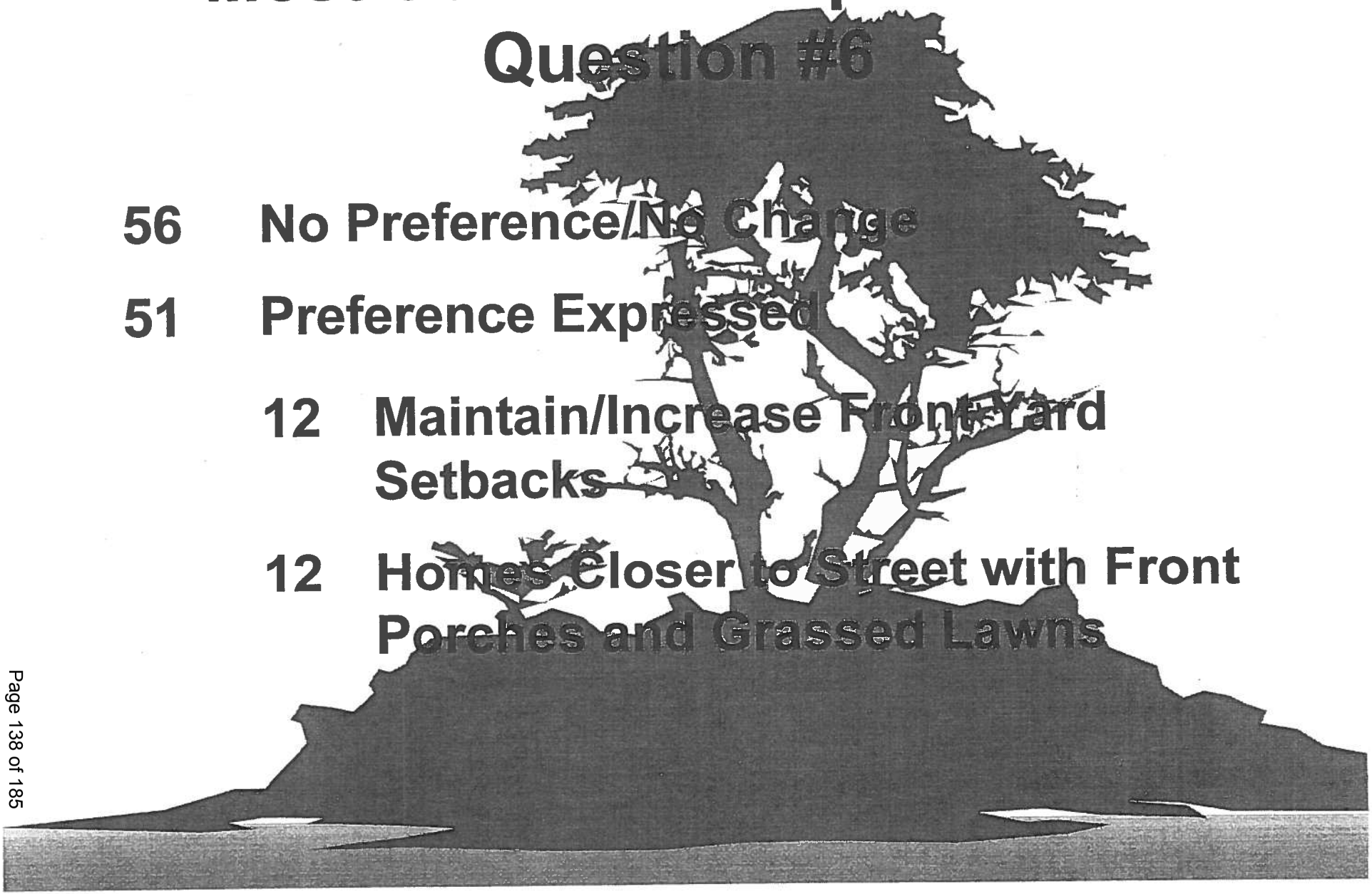
of Longboat Key, Florida Village Study December 1997 - March 1999 (Martin P Black, AICP, Community Services Director)

Most Common Responses to Question #6

56 No Preference/No change

"As long as the home and
parking are planned well I think
we should continue to allow
individuality to prevail. No
"cookie cutter" look please!"

Most Common Responses to Question #6



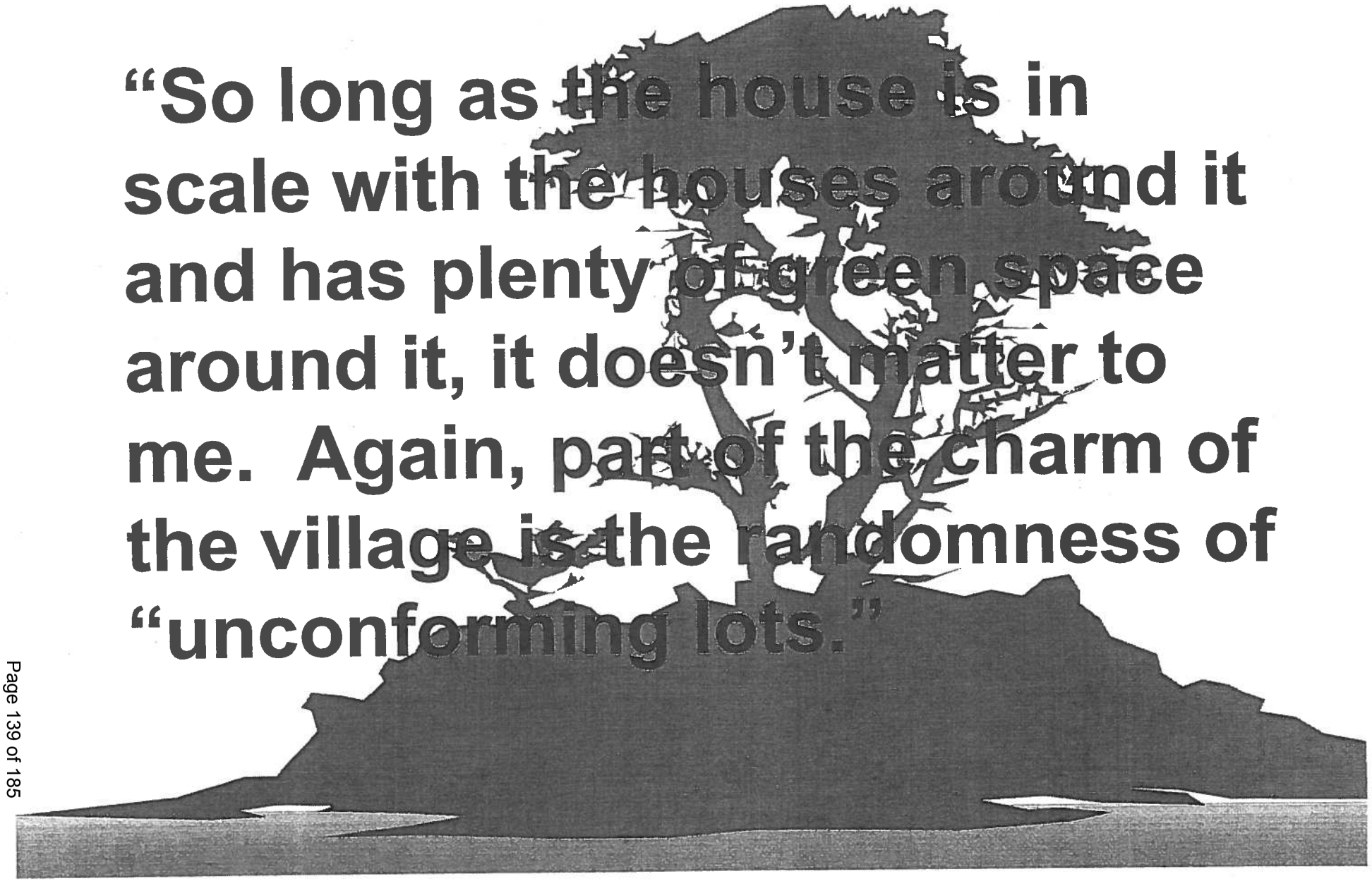
56 No Preference/No Change

51 Preference Expressed

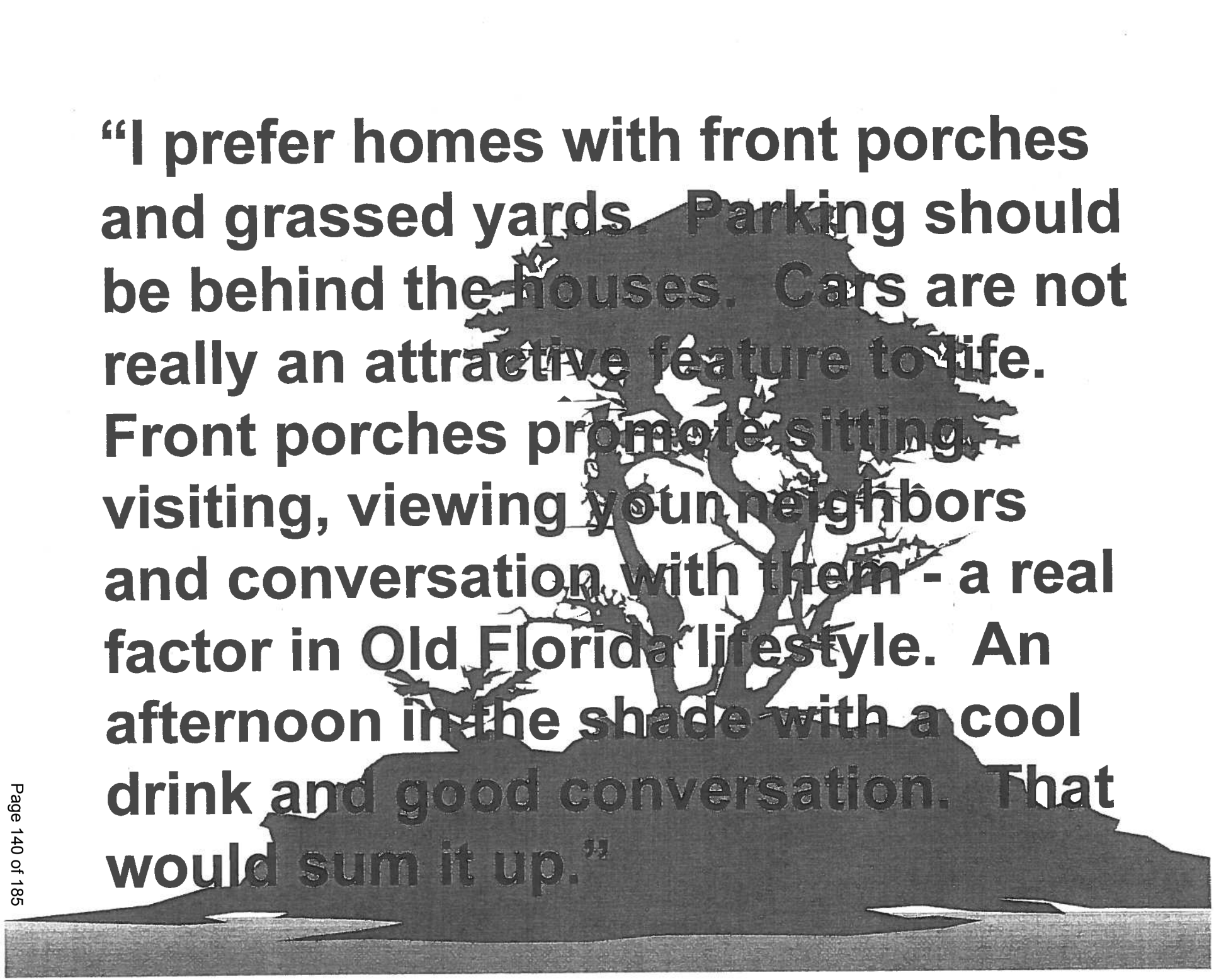
12 Maintain/Increase Front Yard Setbacks

12 Homes Closer to Street with Front Porches and Grassed Lawns

of Longboat Key, Florida Village Study December 1997 - March 1999 (Martin P Black, AICP, Community Services Director)

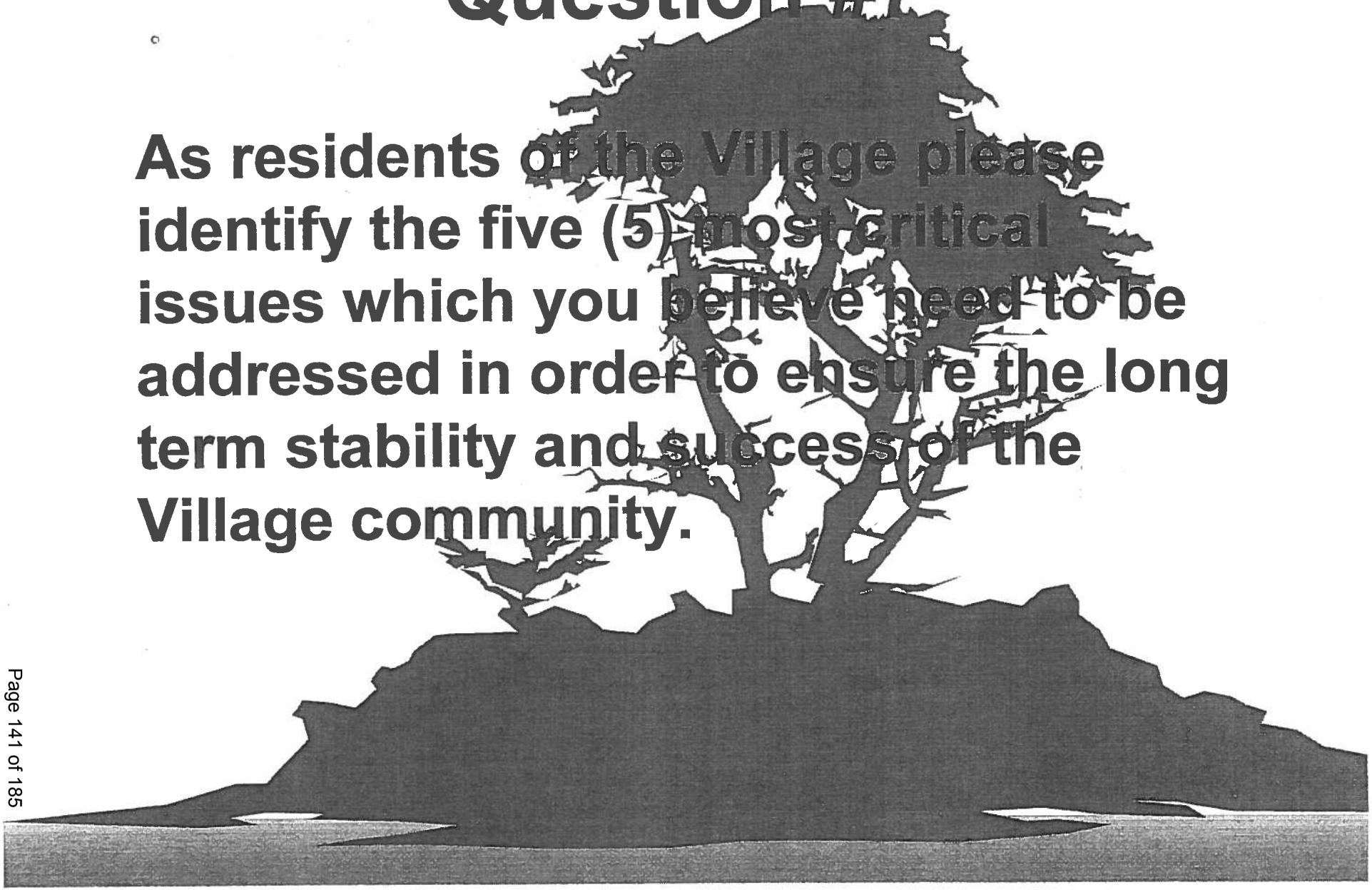


of Longboat Key, Florida Village Study December 1997 - March 1999 (Martin P Black, AICP, Community Services Director)


"I prefer homes with front porches and grassed yards. Parking should be behind the houses. Cars are not really an attractive feature to life. Front porches promote sitting, visiting, viewing your neighbors and conversation with them - a real factor in Old Florida lifestyle. An afternoon in the shade with a cool drink and good conversation. That would sum it up."

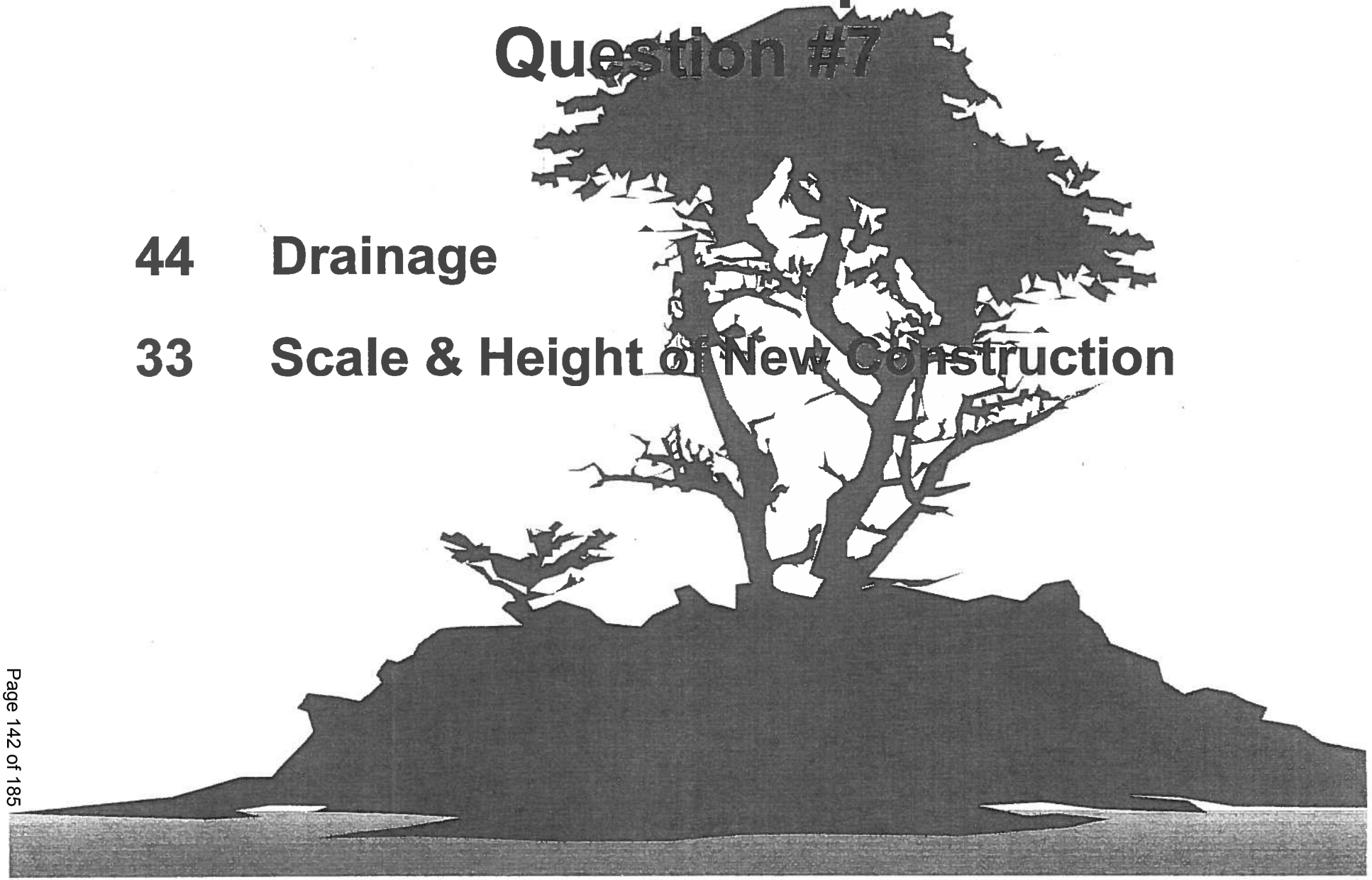
Question #7

As residents of the Village please identify the five (5) most critical issues which you believe need to be addressed in order to ensure the long term stability and success of the Village community.



of Longboat Key, Florida Village Study December 1997 - March 1999 (Martin P Black, AICP, Community Services Director)

Most Common Responses to Question #7

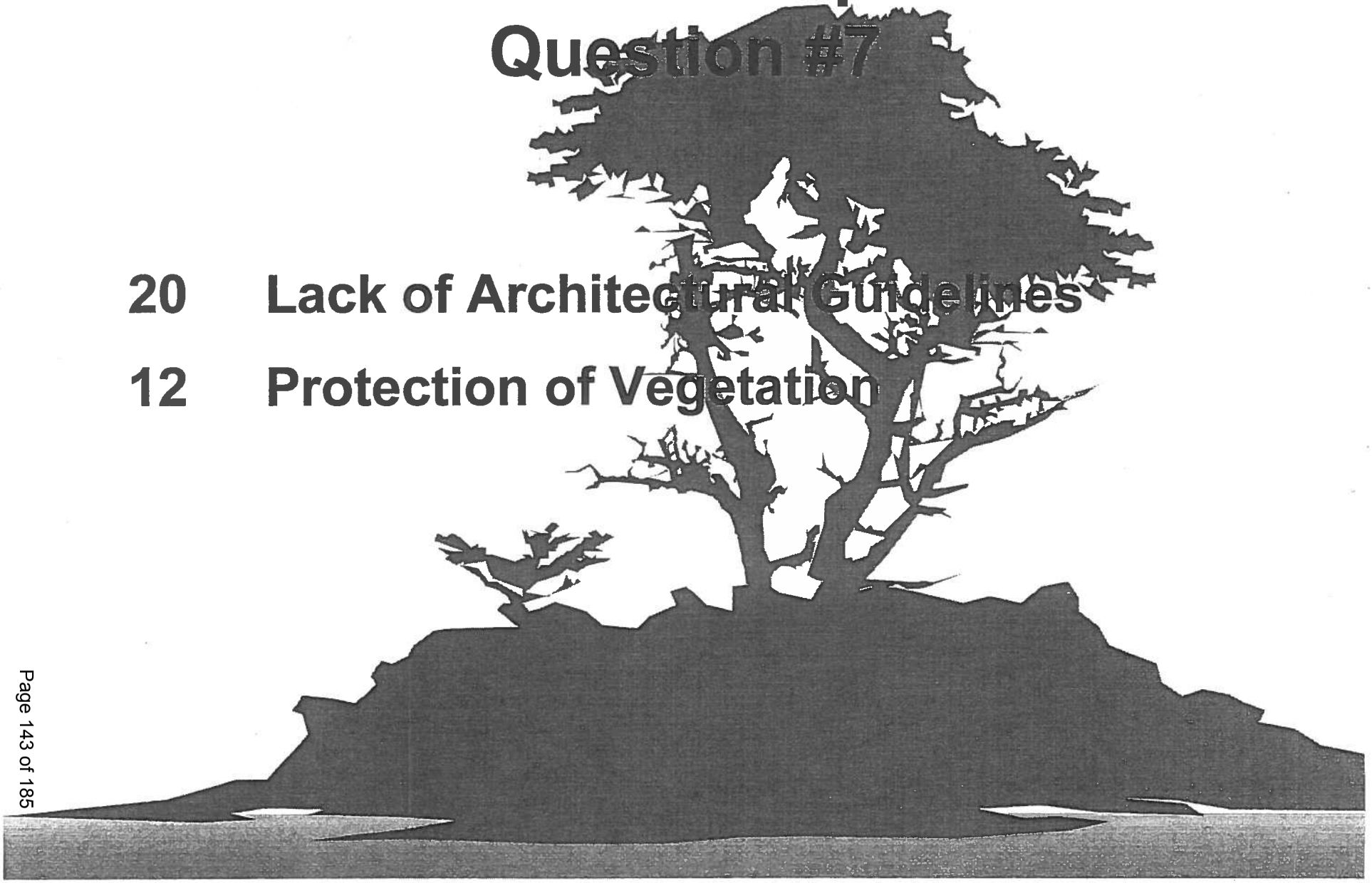


44 Drainage

33 Scale & Height of New Construction

of Longboat Key, Florida Village Study December 1997 - March 1999 (Martin P Black, AICP, Community Services Director)

Most Common Responses to Question #7

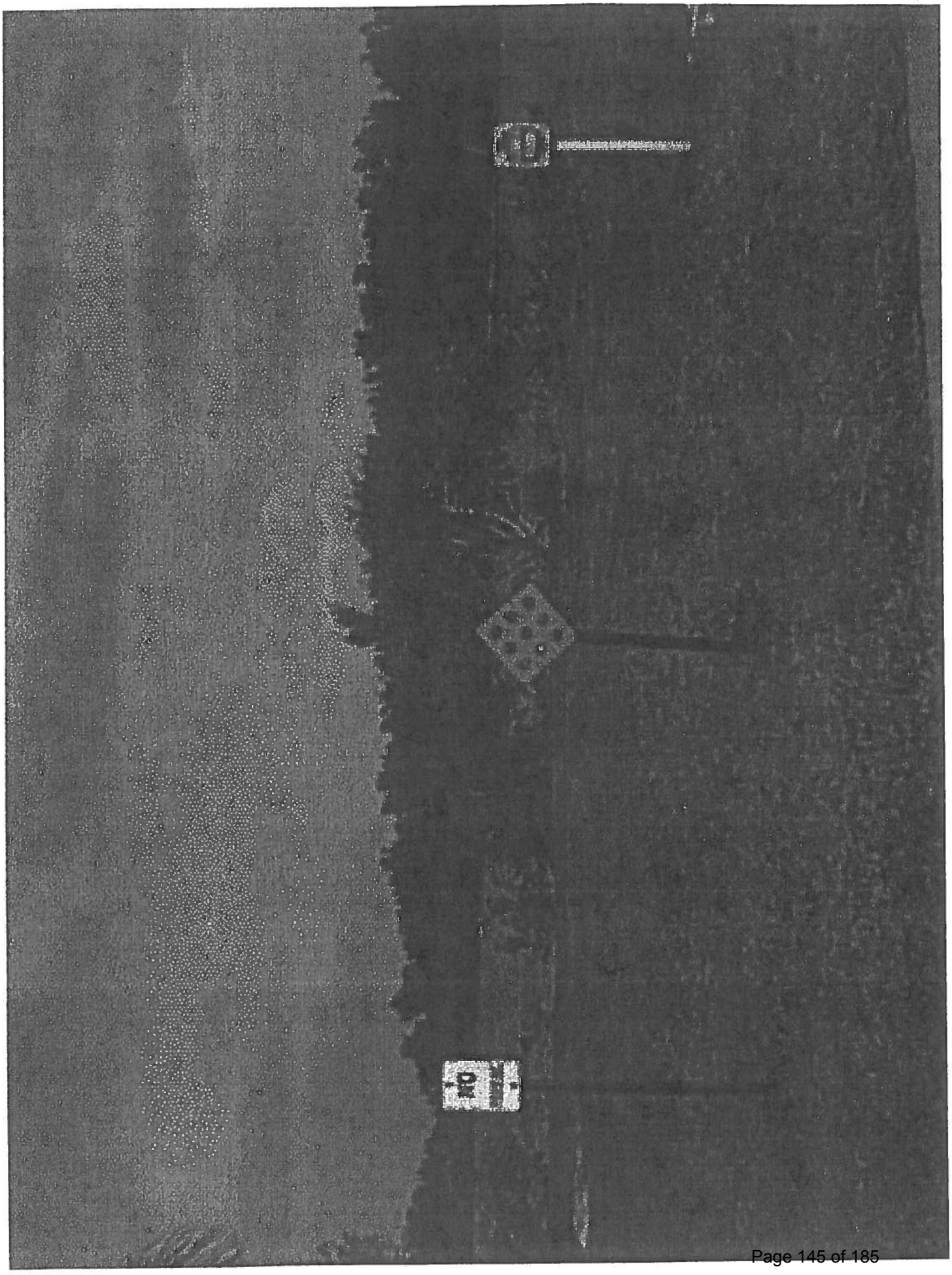


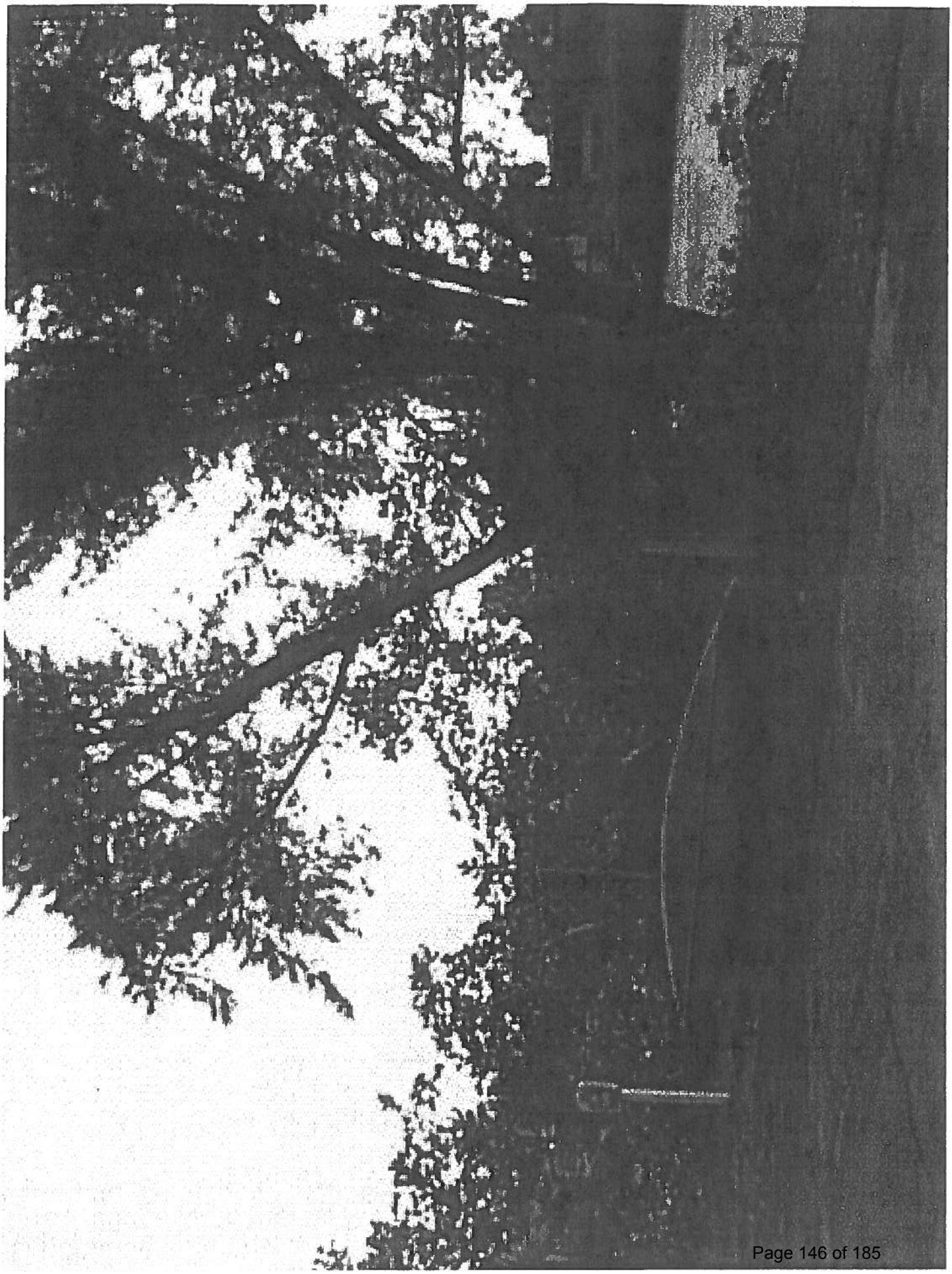
20 Lack of Architectural Guidelines

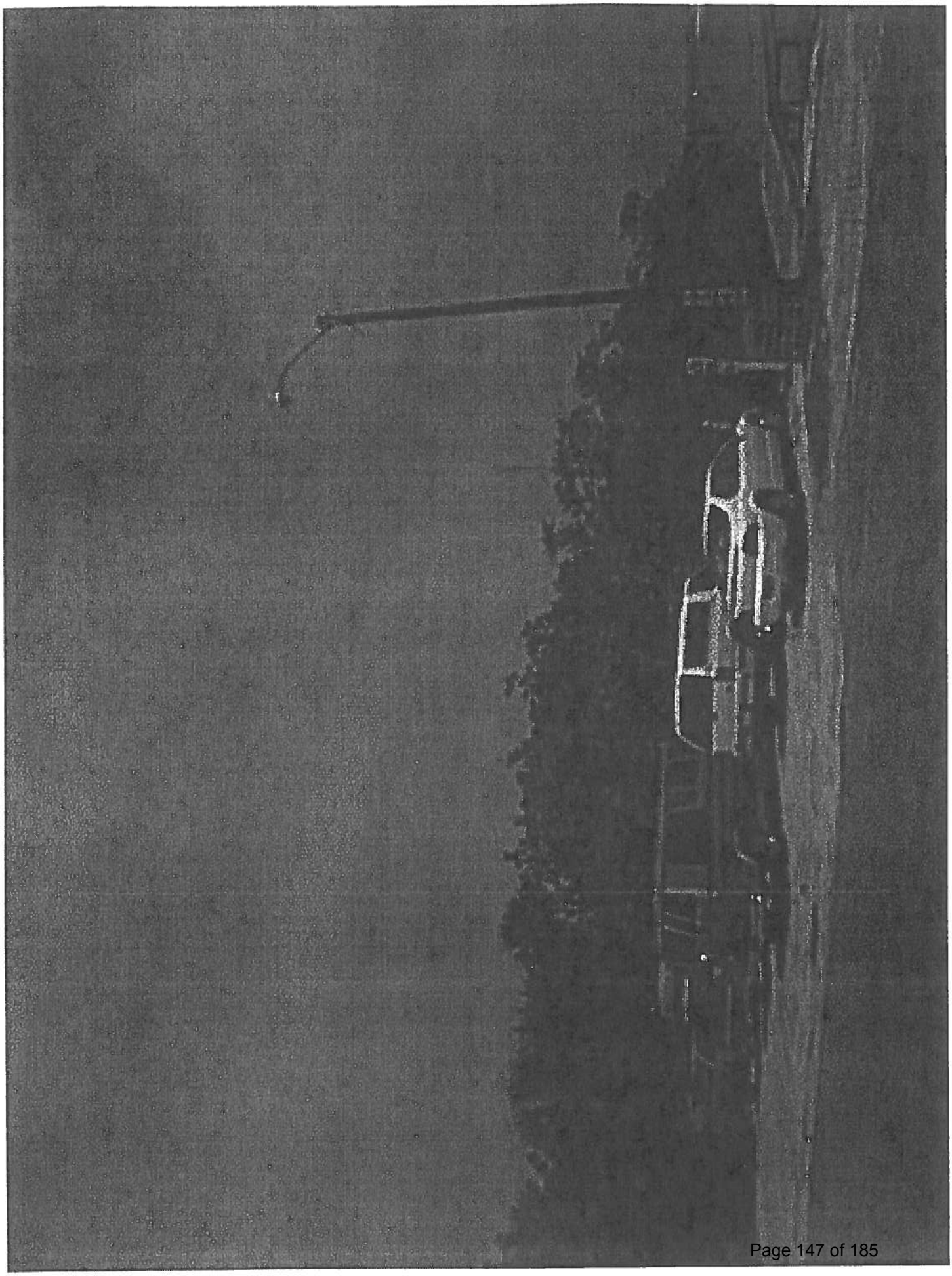
12 Protection of Vegetation

Most Common Responses to Question #7

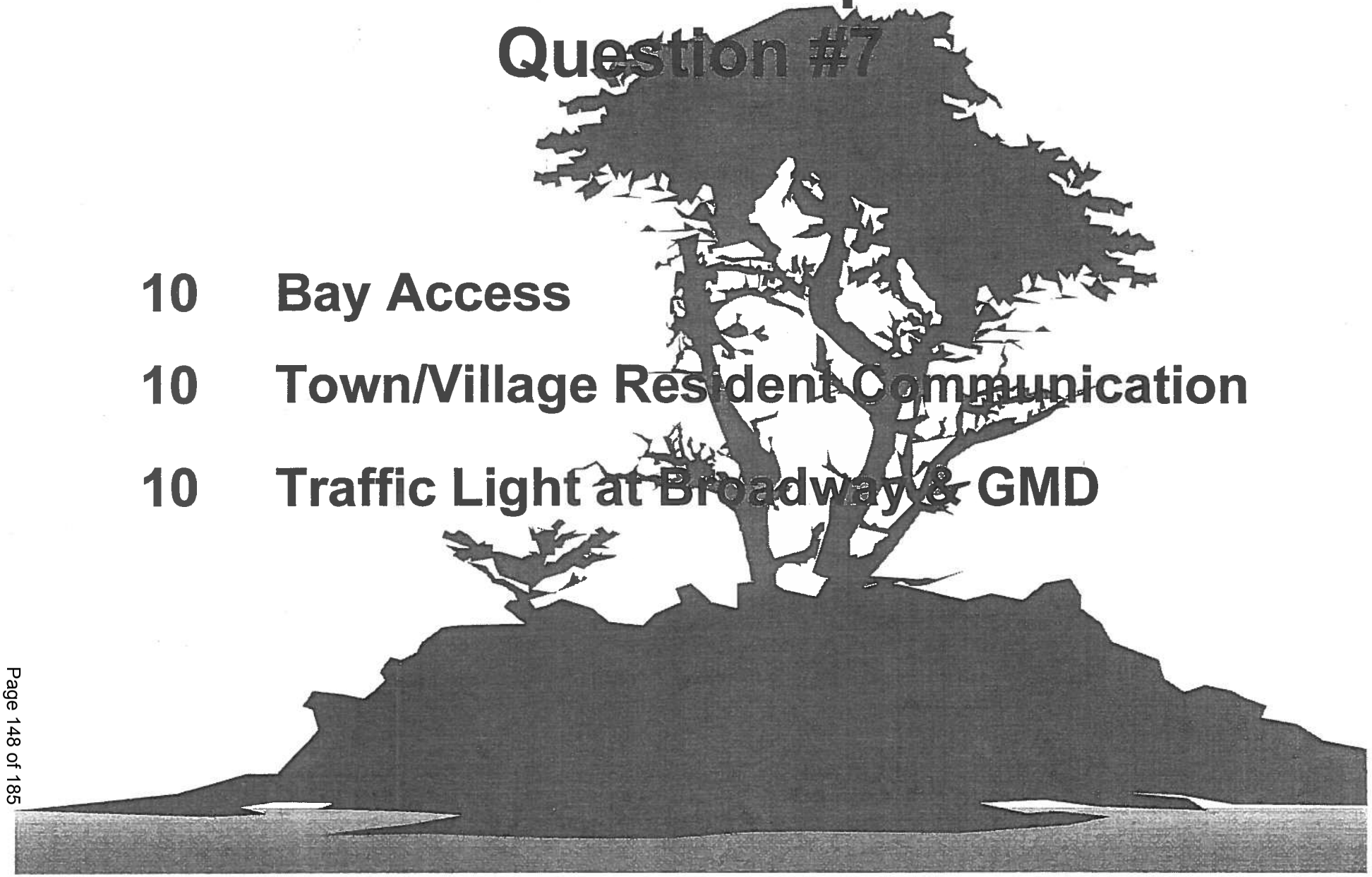
10 Bay Access







Most Common Responses to Question #7



10 Bay Access

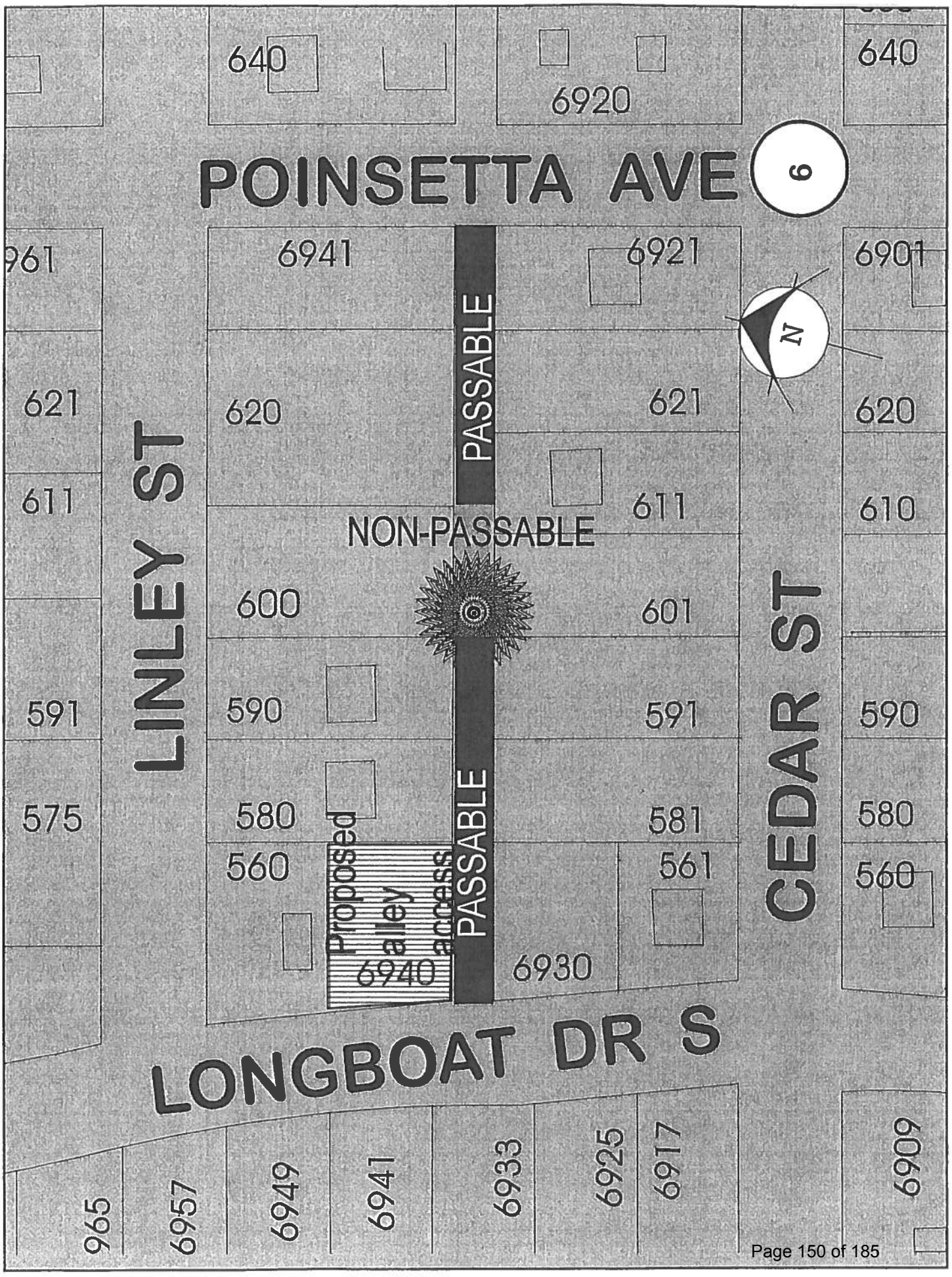
10 Town/Village Resident Communication

10 Traffic Light at Broadway & GMD

of Longboat Key, Florida Village Study December 1997 - March 1999 (Martin P Black, AICP, Community Services Director)

Priority Concerns

As a result of the physical conditions review, community questionnaire and community open house forums, staff prepared a series of general alternatives to act as a potential roadmap for defining an informed consensus on priority issues and concerns. The following materials summarize the results of this analysis and potential avenues to explore alternatives for pursuing a redevelopment initiative consistent with the community objectives and priorities.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POINSETTA AVE
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NON-PASSABLE
LINLEY ST
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601
CEDAR ST
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581
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Proposed alley access
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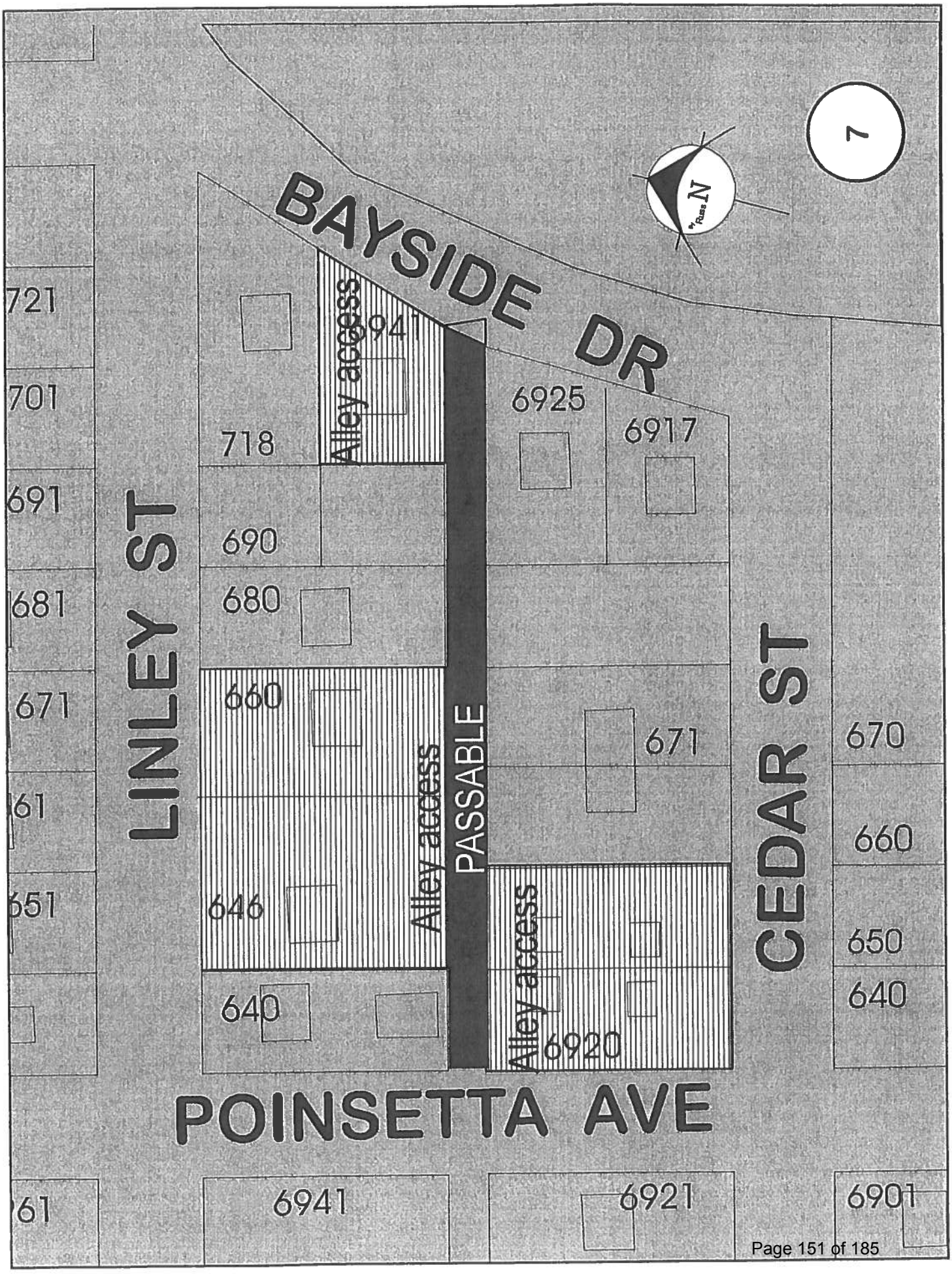
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CEDAR ST
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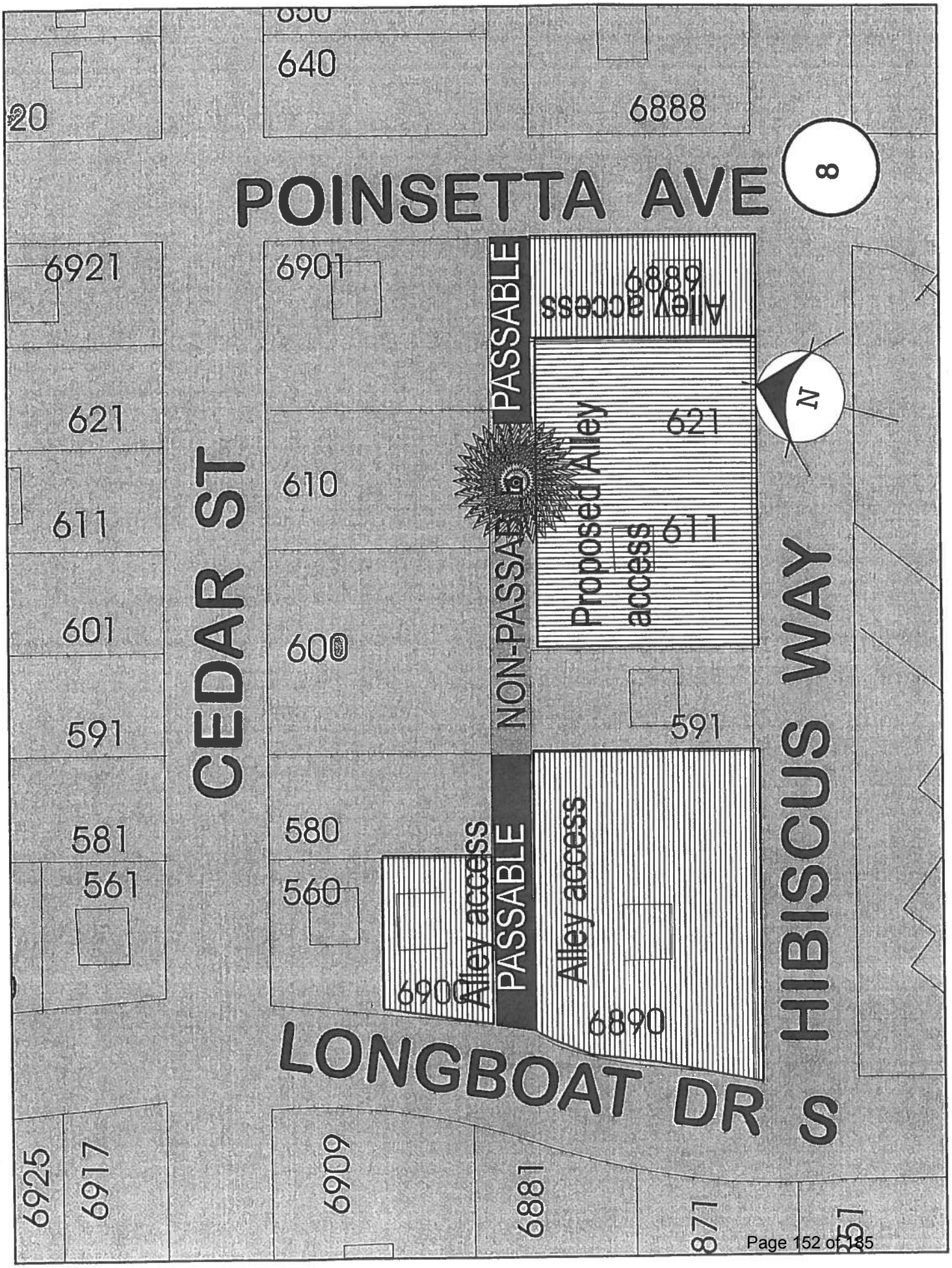
POINSETTA AVE
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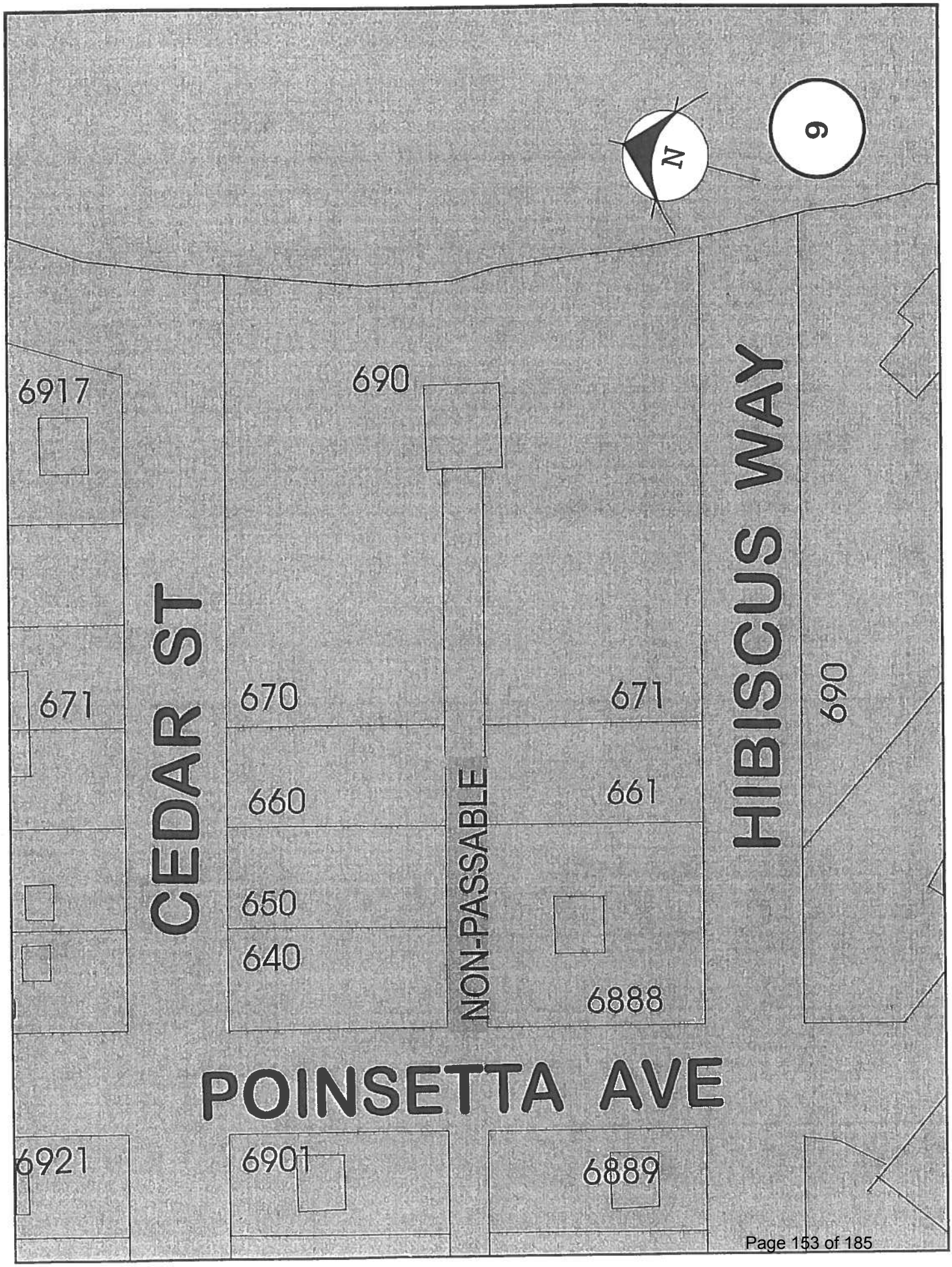
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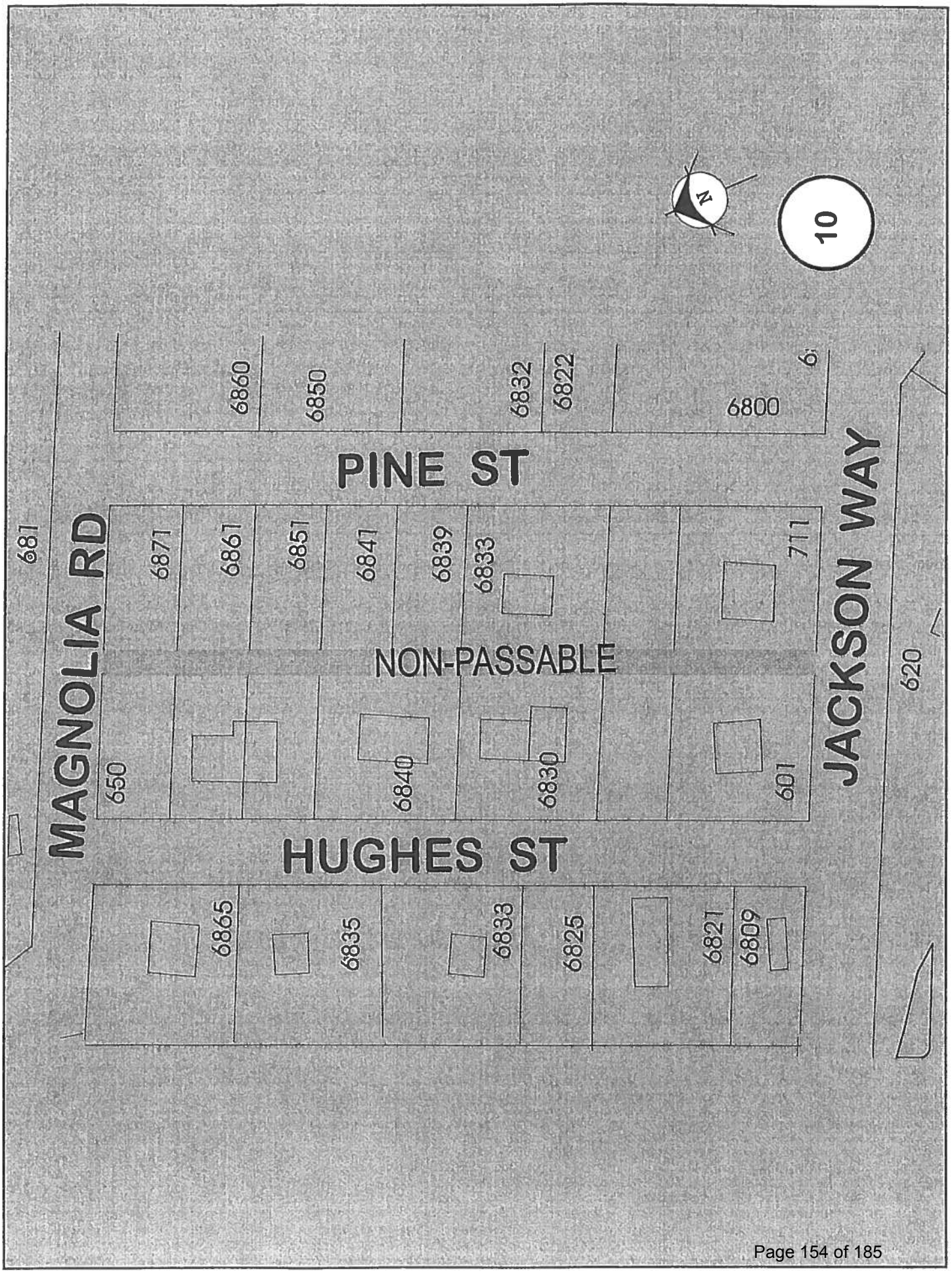
670
671
660
661
650
640
6888
690
CEDAR ST
NON-PASSABLE
HIBISCUS WAY
POINSETTA AVE
6921
6901
6889


10
N
PINE ST
HUGHES ST
MAGNOLIA RD
JACKSON WAY
NON-PASSABLE
681
6871
6861
6851
6841
6839
6833
6860
6850
6832
6822
6800
711
650
6840
6830
601
620
6865
6835
6833
6825
6821
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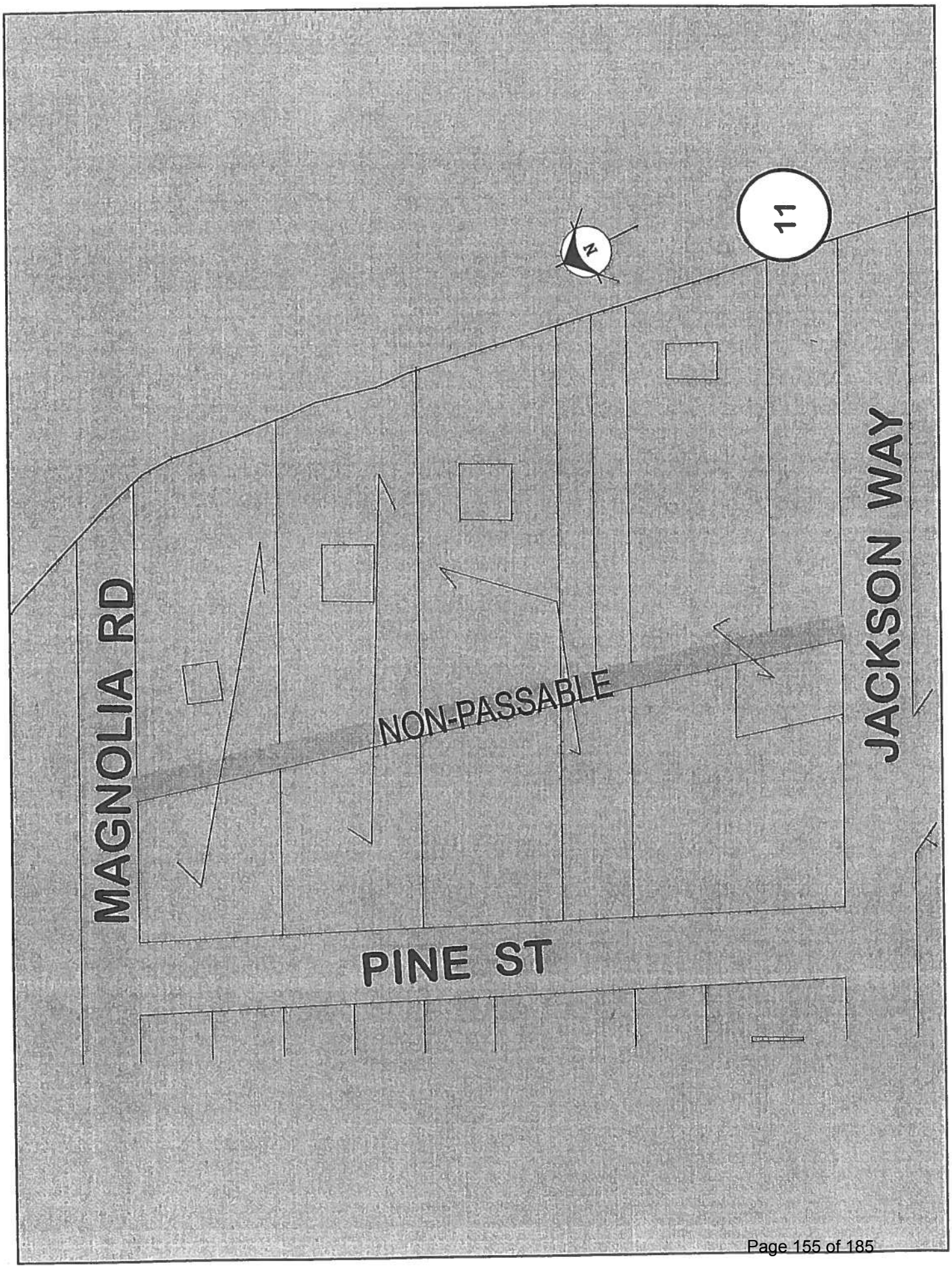
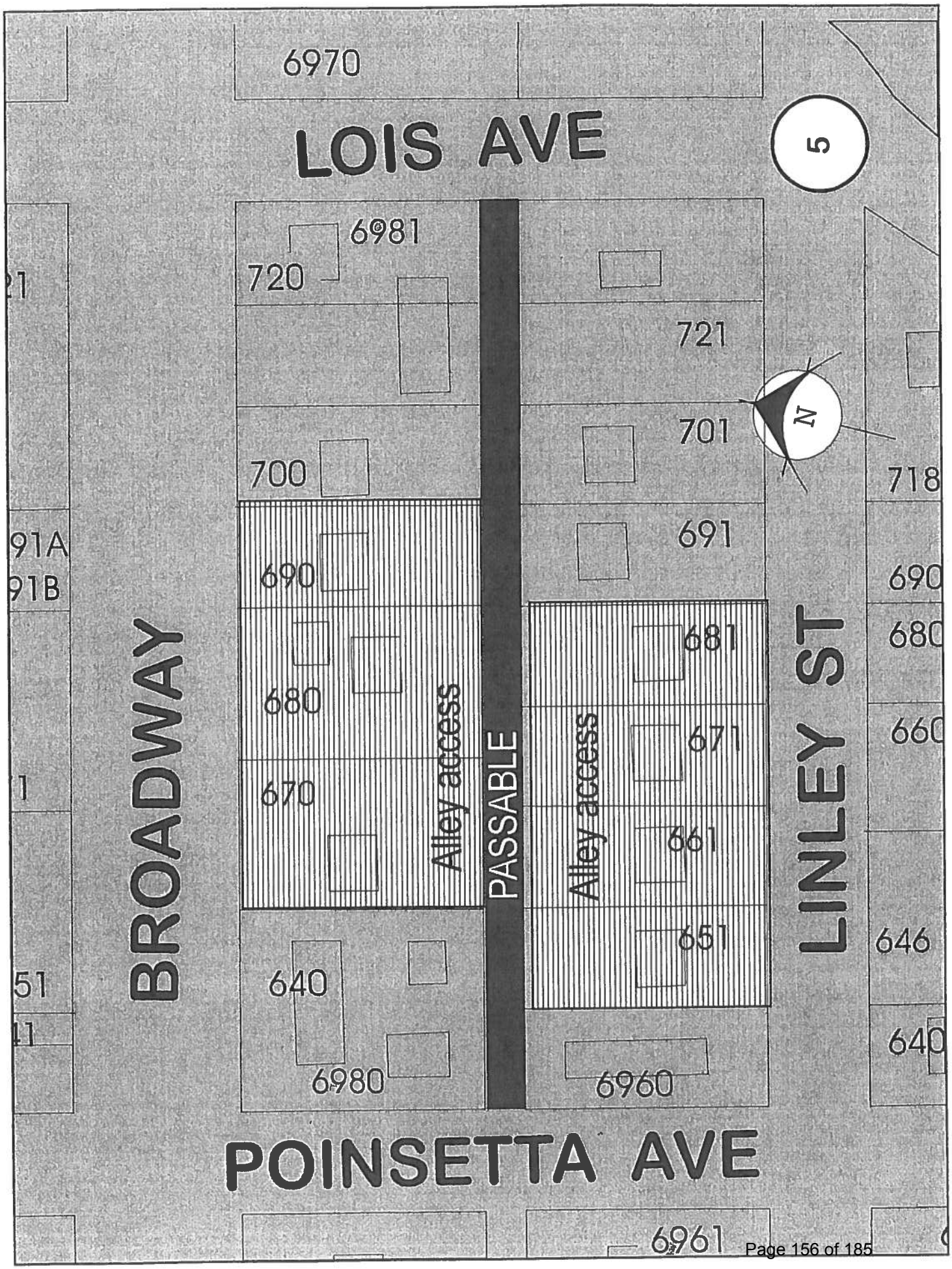
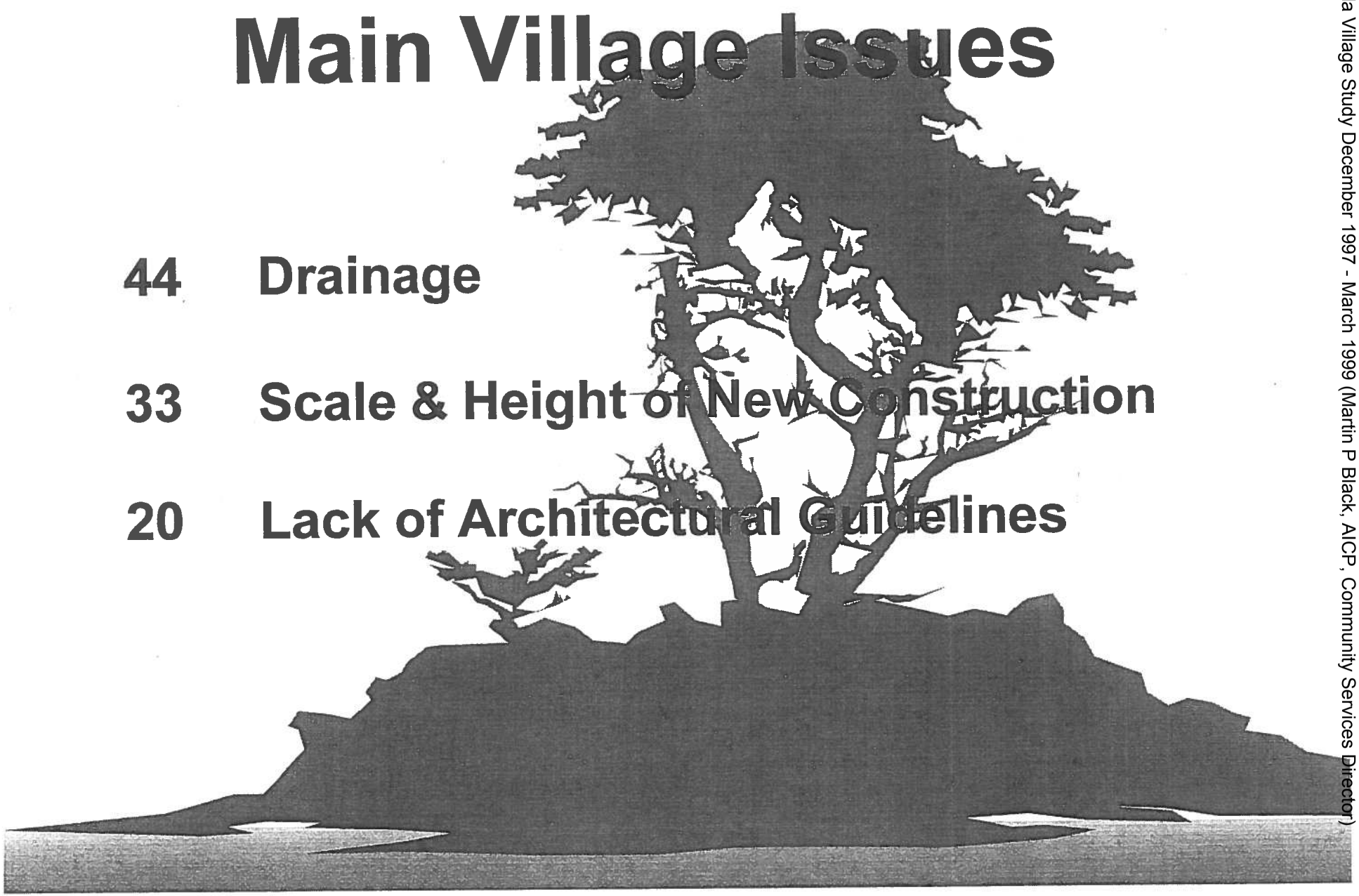

11
N
MAGNOLIA RD
NON-PASSABLE
JACKSON WAY
PINE ST


6970
LOIS AVE
5
6981
720
721
N
701
700
718
691
690
690
680
680
681
671
660
670
661
651
646
640
640
6980
6960
6961
BROADWAY
LINLEY ST
Alley access
PASSABLE
Alley access
POINSETTA AVE

Main Village Issues



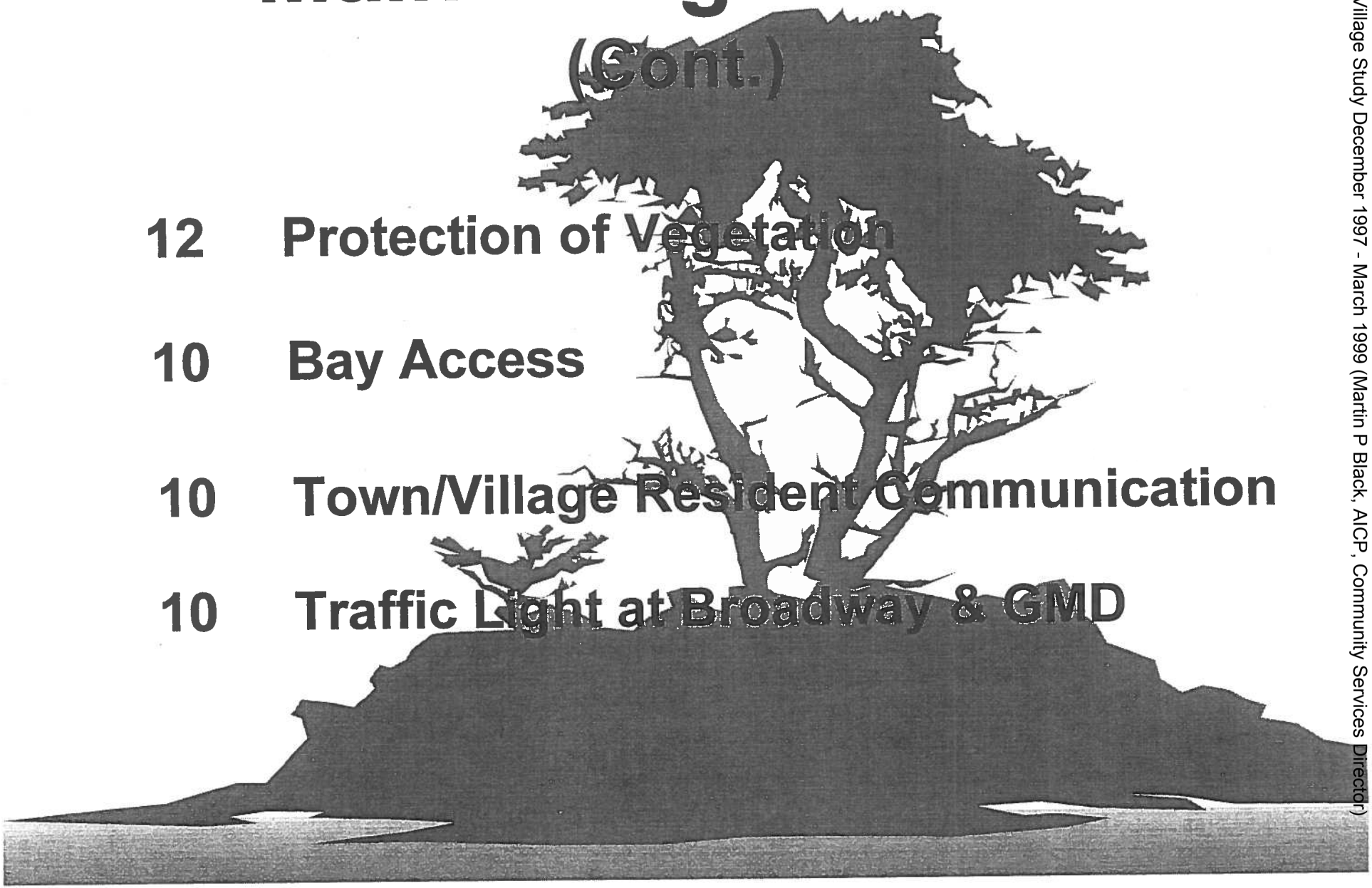
44 Drainage

33 Scale & Height of New Construction

20 Lack of Architectural Guidelines

of Longboat Key, Florida Village Study December 1997 - March 1999 (Martin P Black, AICP, Community Services Director)

Main Village Issues (Cont.)



12 Protection of Vegetation

10 Bay Access

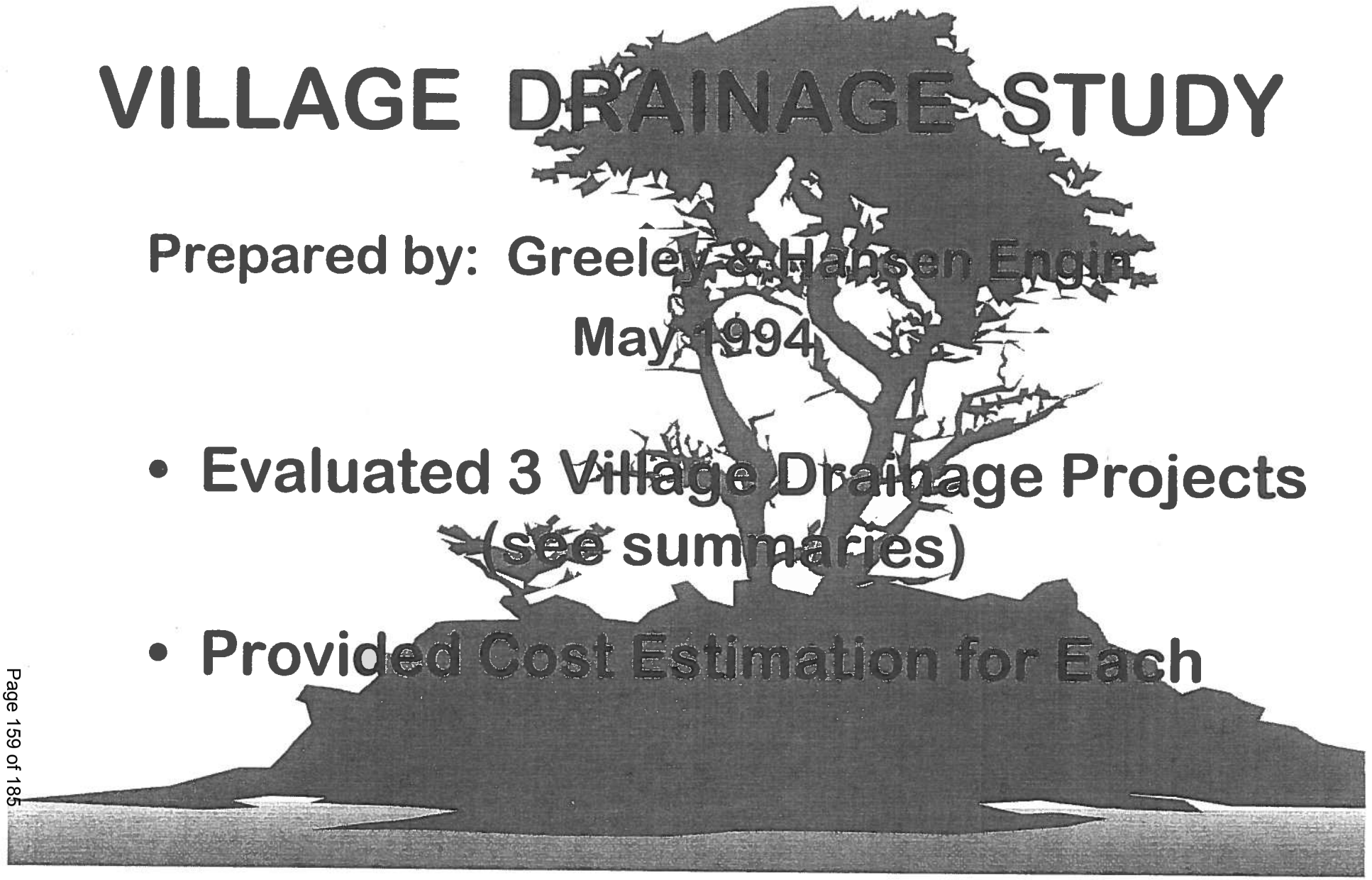
10 Town/Village Resident Communication

10 Traffic Light at Broadway & GMD

of Longboat Key, Florida Village Study December 1997 - March 1999 (Martin P Black, AICP, Community Services Director)

ISSUE #1

VILLAGE DRAINAGE STUDY



Prepared by: Greeley & Hansen Engin

May 1994

- Evaluated 3 Village Drainage Projects (see summaries)
- Provided Cost Estimation for Each

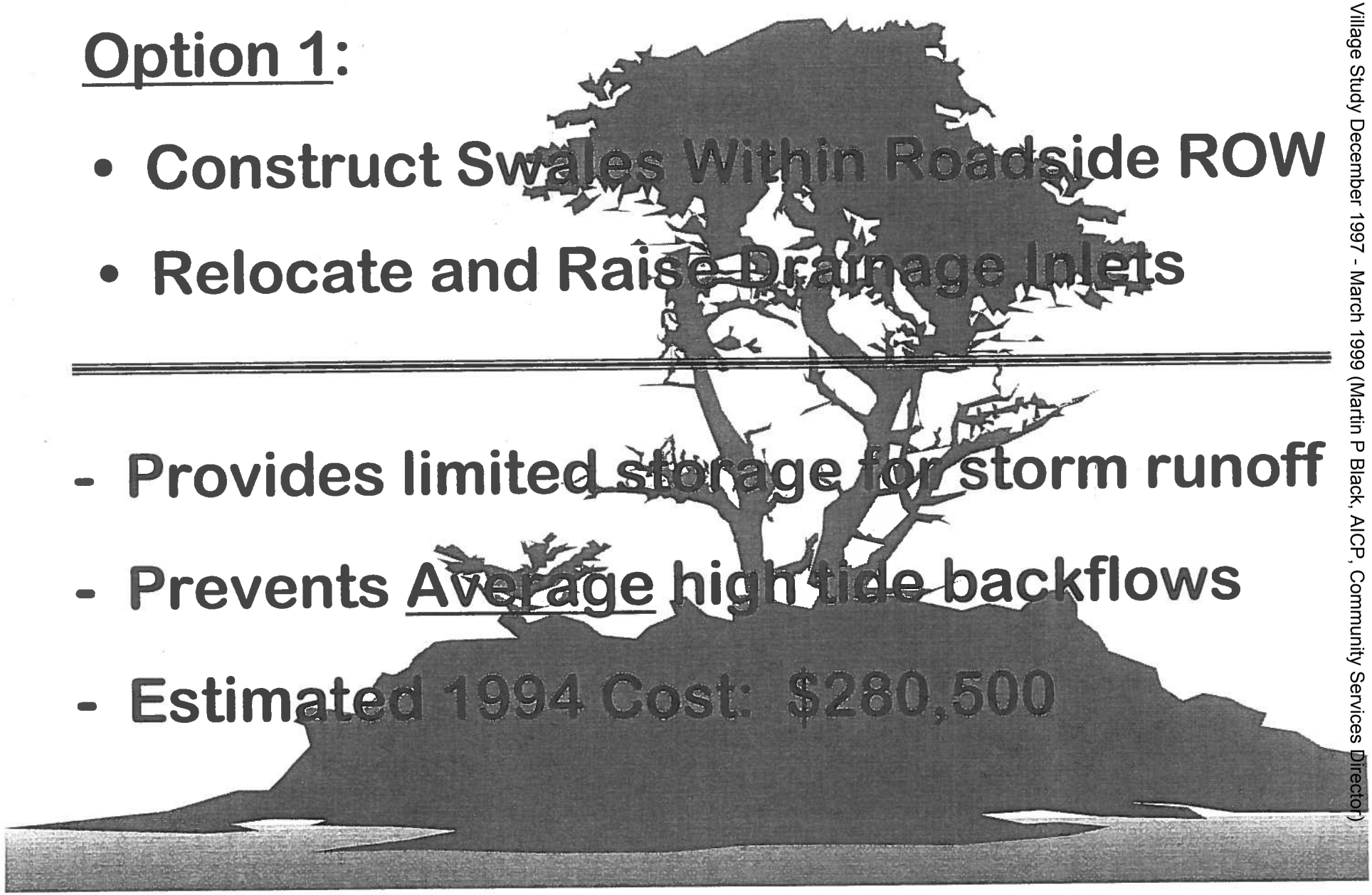
of Longboat Key, Florida Village Study December 1997 - March 1999 (Martin P Black, AICP, Community Services Director)

1994 DRAINAGE STUDY SUMMARY

Option 1:

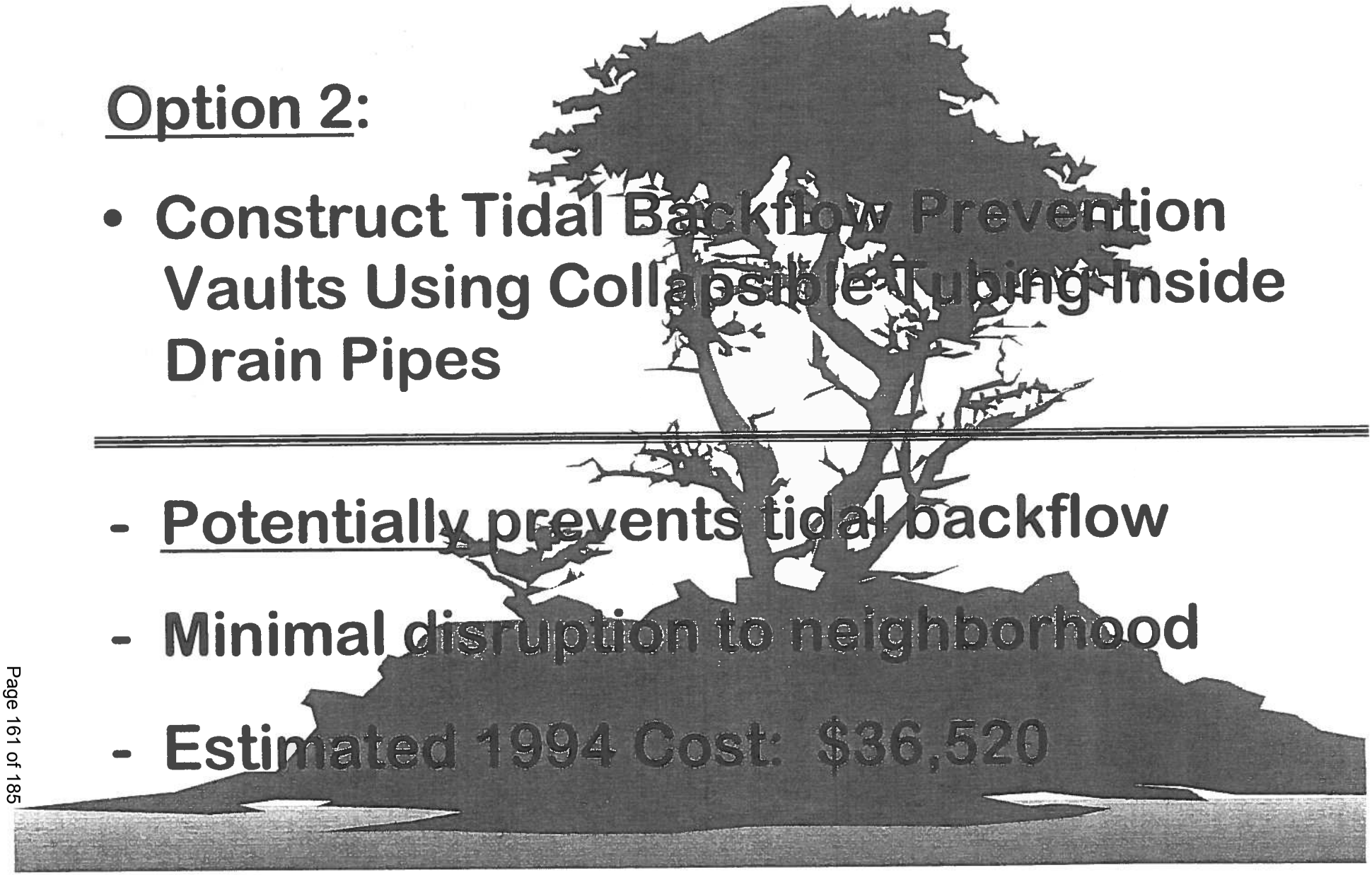
- Construct Swales Within Roadside ROW
- Relocate and Raise Drainage Inlets

- Provides limited storage for storm runoff
- Prevents Average high tide backflows
- Estimated 1994 Cost: $280,500



of Longboat Key, Florida Village Study December 1997 - March 1999 (Martin P Black, AICP, Community Services Director)

1994 DRAINAGE STUDY SUMMARY



Option 2:

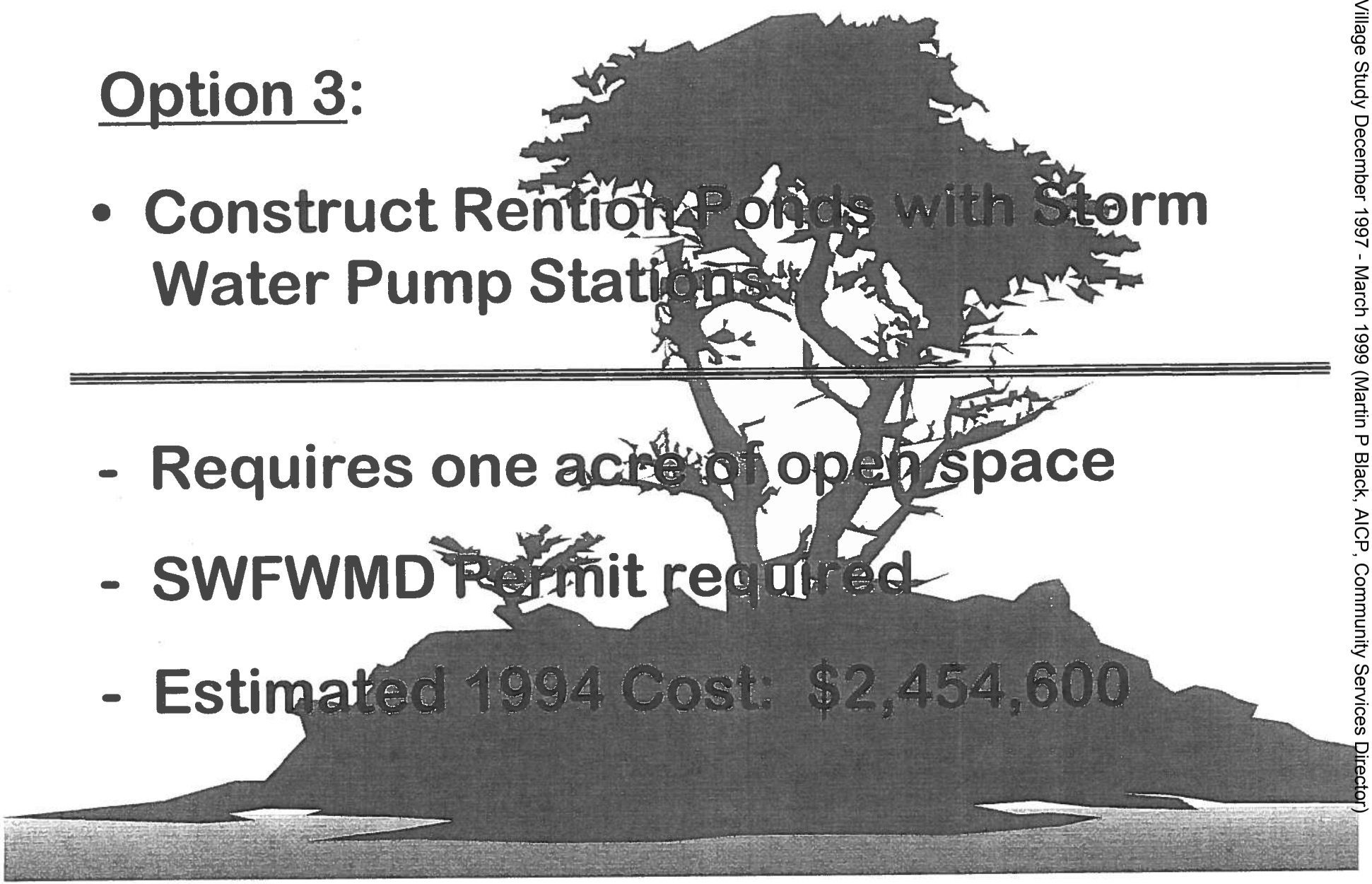
- Construct Tidal Backflow Prevention Vaults Using Collapsible Tubing Inside Drain Pipes

---

- Potentially prevents tidal backflow
- Minimal disruption to neighborhood
- Estimated 1994 Cost: $36,520

of Longboat Key, Florida Village Study December 1997 - March 1999 (Martin P Black, AICP, Community Services Director)

1994 DRAINAGE STUDY SUMMARY



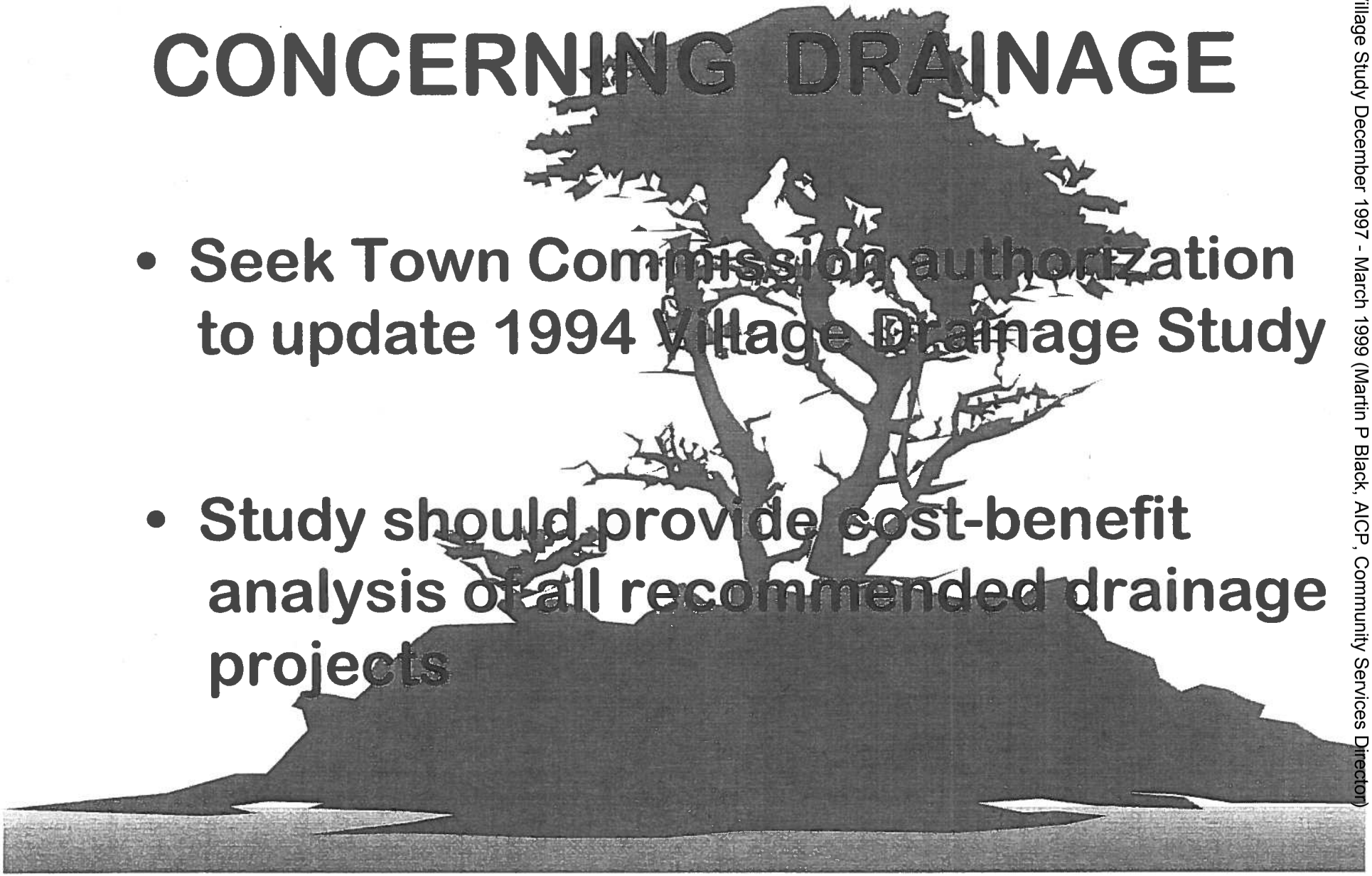
Option 3:

- Construct Rention Ponds with Storm Water Pump Stations

- Requires one acre of open space
- SWFWMD Permit required
- Estimated 1994 Cost: $2,454,600

of Longboat Key, Florida Village Study December 1997 - March 1999 (Martin P Black, AICP, Community Services Director)

STAFF RECOMMENDATION CONCERNING DRAINAGE



- Seek Town Commission authorization to update 1994 Village Drainage Study

- Study should provide cost-benefit analysis of all recommended drainage projects

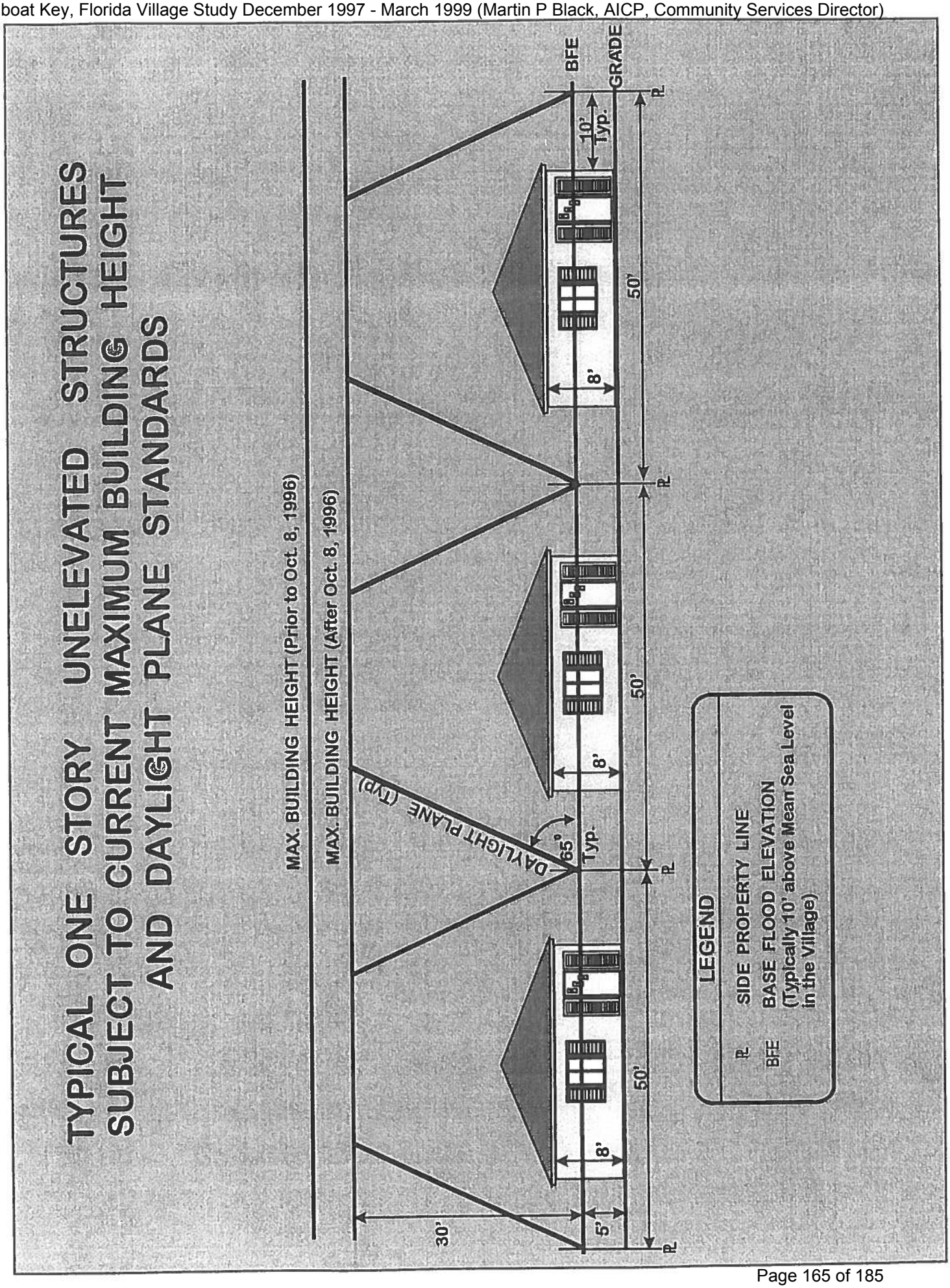
of Longboat Key, Florida Village Study December 1997 - March 1999 (Martin P Black, AICP, Community Services Director)

ISSUE #2

SCALE & HEIGHT OF NEW CONSTRUCTION

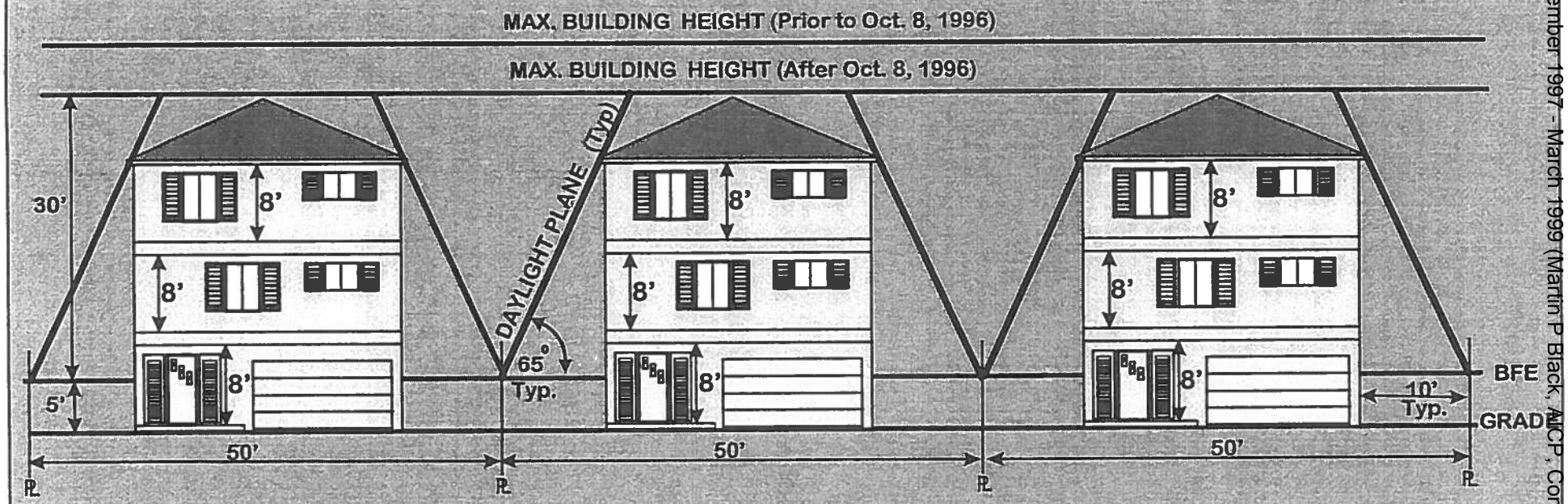
- Day Light Plane Regulation
- Definition of "Building Height"
- Consideration of Additional Maximum Building Height Restrictions

of Longboat Key, Florida Village Study December 1997 - March 1999 (Martin P Black, AICP, Community Services Director)


TYPICAL ONE STORY UNELEVATED STRUCTURES
SUBJECT TO CURRENT MAXIMUM BUILDING HEIGHT
AND DAYLIGHT PLANE STANDARDS
MAX. BUILDING HEIGHT (Prior to Oct. 8, 1996)
MAX. BUILDING HEIGHT (After Oct. 8, 1996)
DAYLIGHT PLANE (Typ)
65°
Typ.
30'
5'
8'
50'
BFE
GRADE
10' Typ.
LEGEND
SIDE PROPERTY LINE
BASE FLOOD ELEVATION
(Typically 10' above Mean Sea Level in the Village)

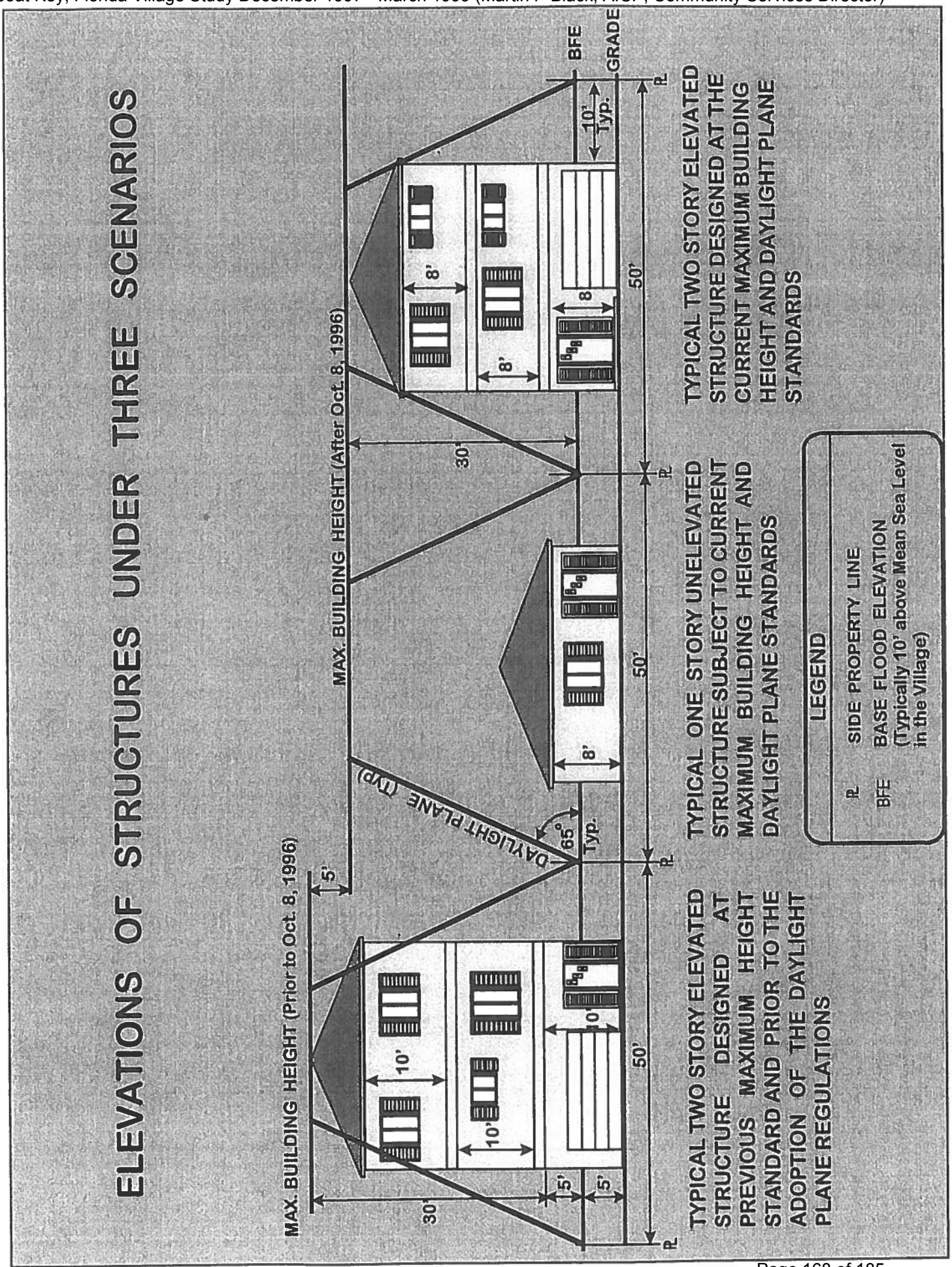
TYPICAL TWO STORY ELEVATED STRUCTURES DESIGNED AT PREVIOUS MAXIMUM BUILDING HEIGHT STANDARD AND PRIOR TO ADOPTION OF DAYLIGHT PLANE REGULATIONS
MAX. BUILDING HEIGHT (Prior to Oct. 8, 1996)
MAX. BUILDING HEIGHT (After Oct. 8, 1996)
DAYLIGHT PLANE
65°
BFE
GRADE
10' Typ.
30'
5'
5'
10'
10'
10'
10'
10'
10'
50'
50'
50'
LEGEND
SIDE PROPERTY LINE
BASE FLOOD ELEVATION
(Typically 10' above Mean Sea Level in the Village)

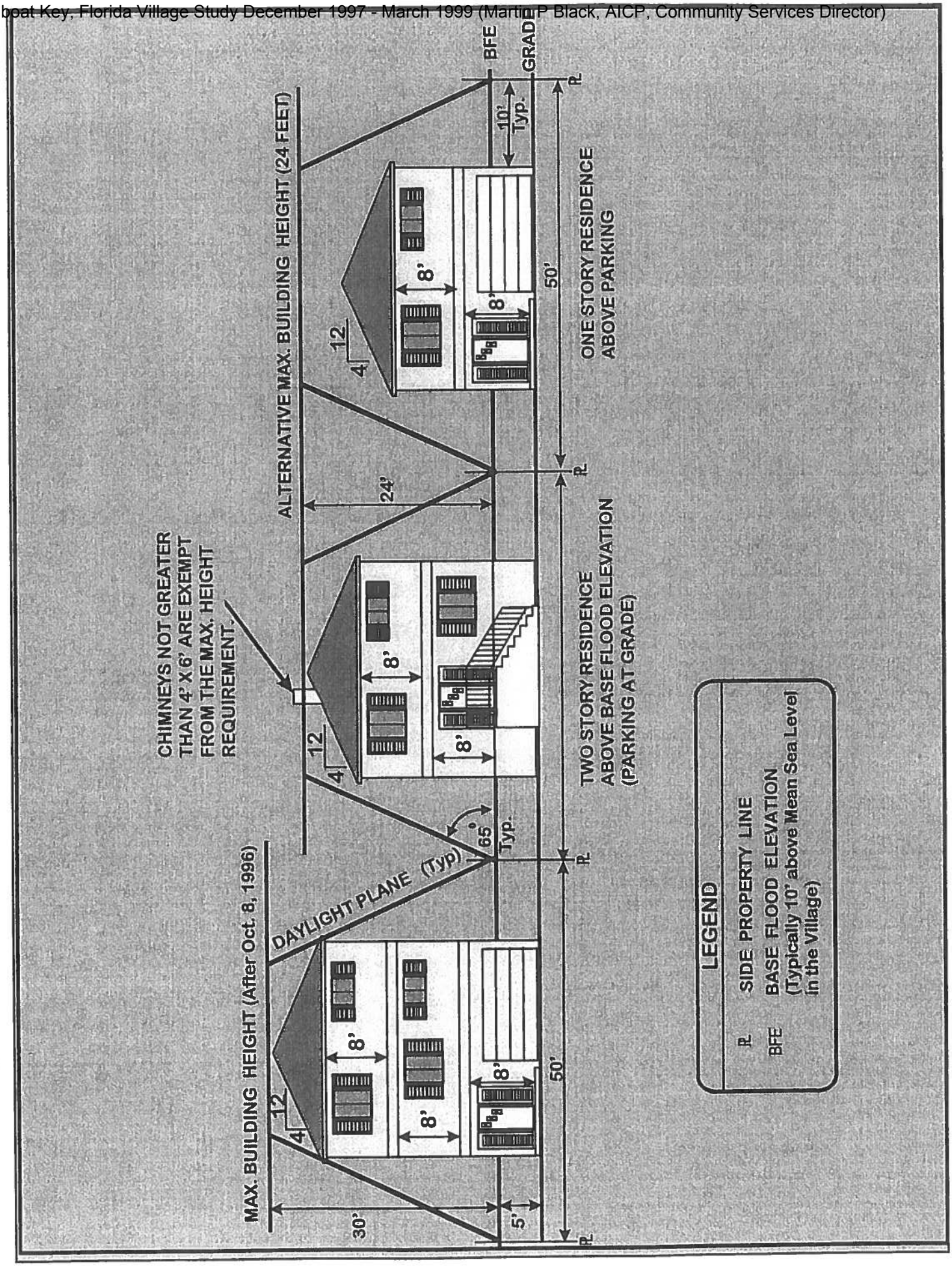
TYPICAL TWO STORY ELEVATED STRUCTURES DESIGNED AT CURRENT MAXIMUM BUILDING HEIGHT AND DAYLIGHT PLANE STANDARDS



LEGEND

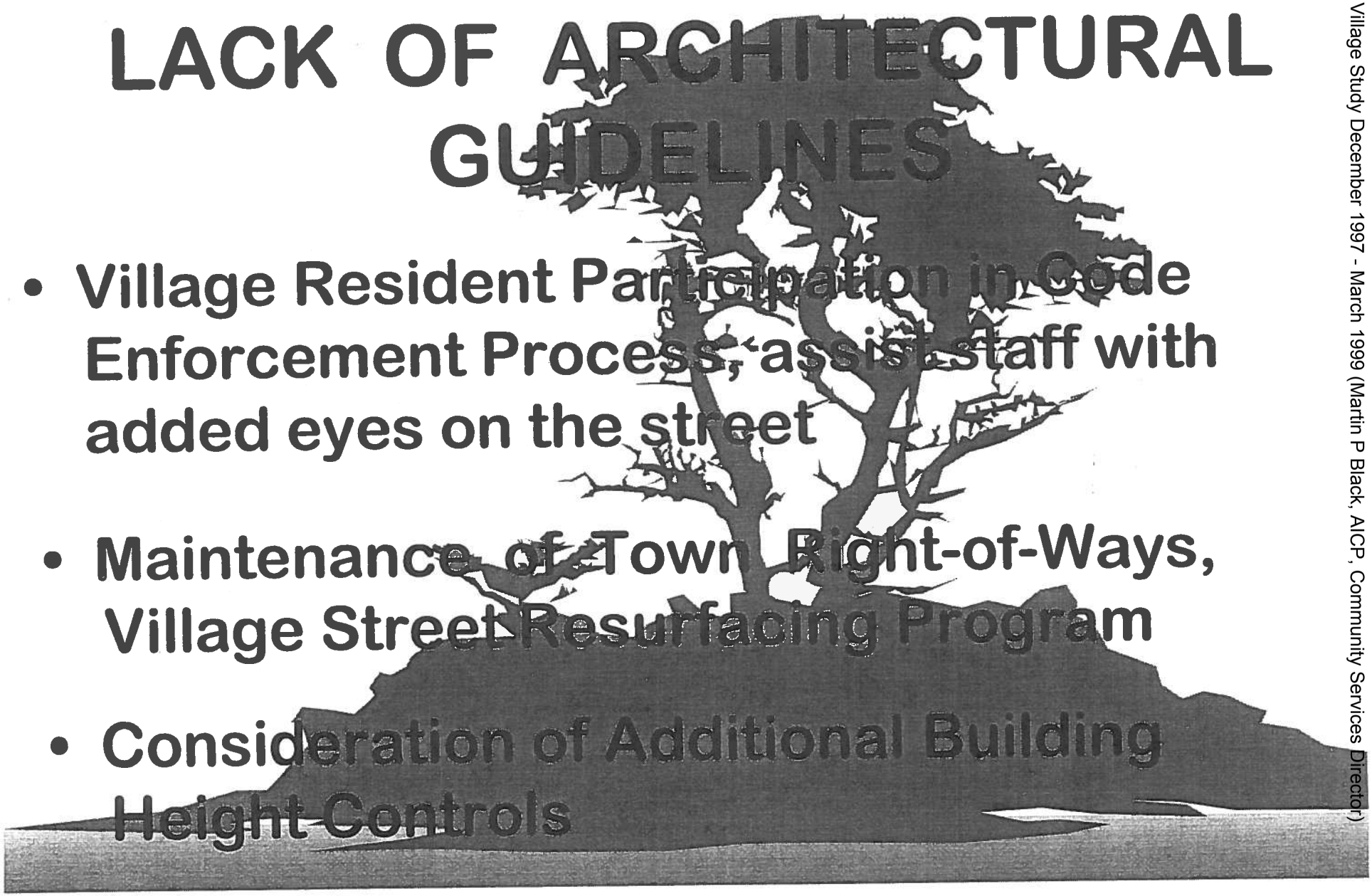
℄	SIDE PROPERTY LINE
BFE	BASE FLOOD ELEVATION (Typically 10' above Mean Sea Level in the Village)


ELEVATIONS OF STRUCTURES UNDER THREE SCENARIOS
MAX. BUILDING HEIGHT (Prior to Oct. 8, 1996)
MAX. BUILDING HEIGHT (After Oct. 8, 1996)
DAYLIGHT PLANE (Typ)
65°
Typ.
30'
10'
8'
5'
50'
BFE
GRADE
10' Typ.
TYPICAL TWO STORY ELEVATED STRUCTURE DESIGNED AT PREVIOUS MAXIMUM HEIGHT STANDARD AND PRIOR TO THE ADOPTION OF THE DAYLIGHT PLANE REGULATIONS
TYPICAL ONE STORY UNELEVATED STRUCTURE SUBJECT TO CURRENT MAXIMUM BUILDING HEIGHT AND DAYLIGHT PLANE STANDARDS
TYPICAL TWO STORY ELEVATED STRUCTURE DESIGNED AT THE CURRENT MAXIMUM BUILDING HEIGHT AND DAYLIGHT PLANE STANDARDS
LEGEND
℄ SIDE PROPERTY LINE
BFE BASE FLOOD ELEVATION (Typically 10' above Mean Sea Level in the Village)


MAX. BUILDING HEIGHT (After Oct. 8, 1996)
30'
5'
DAYLIGHT PLANE (Typ)
65°
Typ.
CHIMNEYS NOT GREATER THAN 4' X 6' ARE EXEMPT FROM THE MAX. HEIGHT REQUIREMENT.
ALTERNATIVE MAX. BUILDING HEIGHT (24 FEET)
24'
12
4
8'
50'
TWO STORY RESIDENCE ABOVE BASE FLOOD ELEVATION (PARKING AT GRADE)
ONE STORY RESIDENCE ABOVE PARKING
BFE
GRADE
10' Typ.
LEGEND
SIDE PROPERTY LINE
BASE FLOOD ELEVATION (Typically 10' above Mean Sea Level in the Village)

ISSUE #3

LACK OF ARCHITECTURAL GUIDELINES



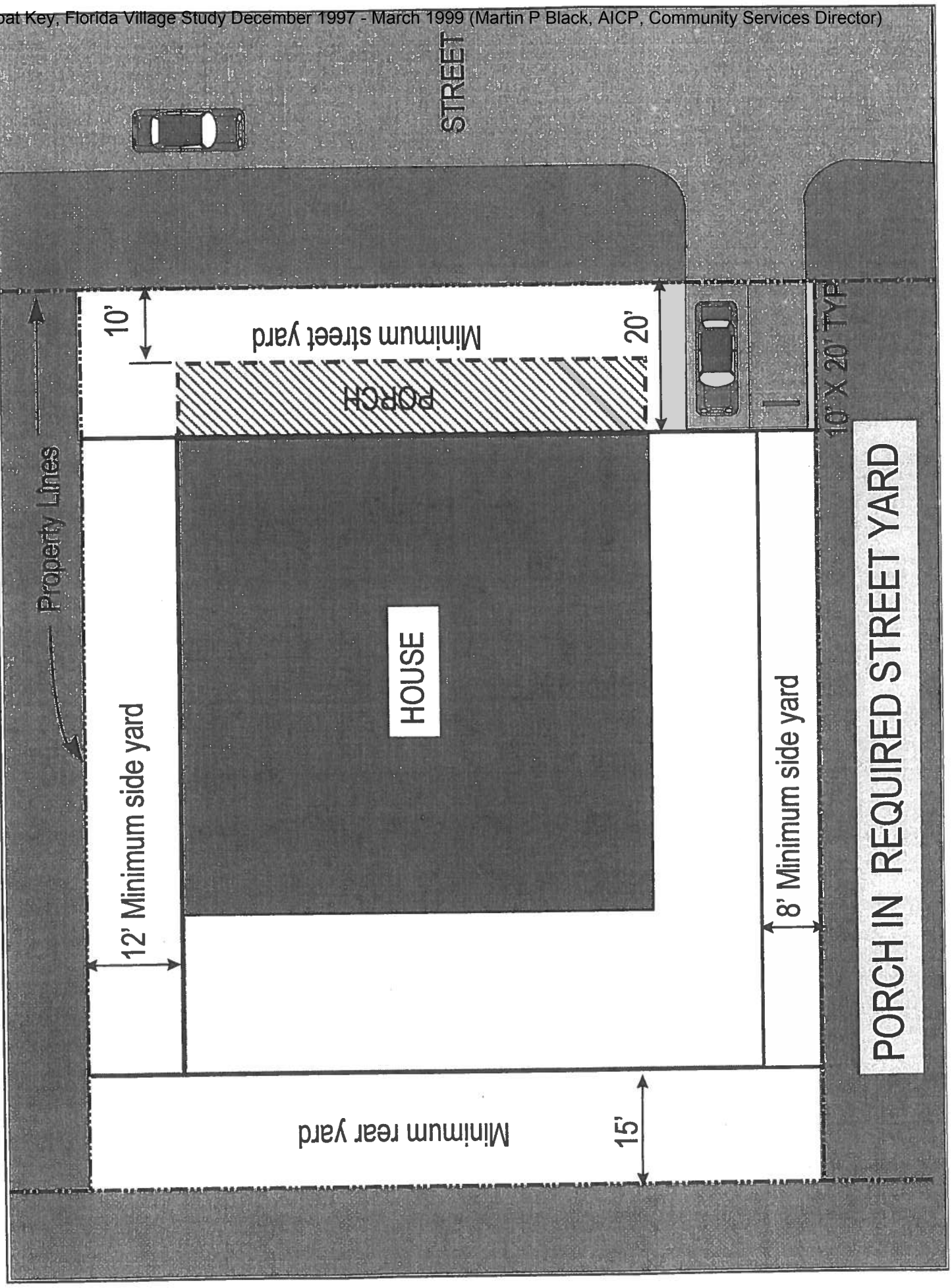
- Village Resident Participation in Code Enforcement Process, assist staff with added eyes on the street
- Maintenance of Town Right-of-Ways, Village Street Resurfacing Program
- Consideration of Additional Building Height Controls

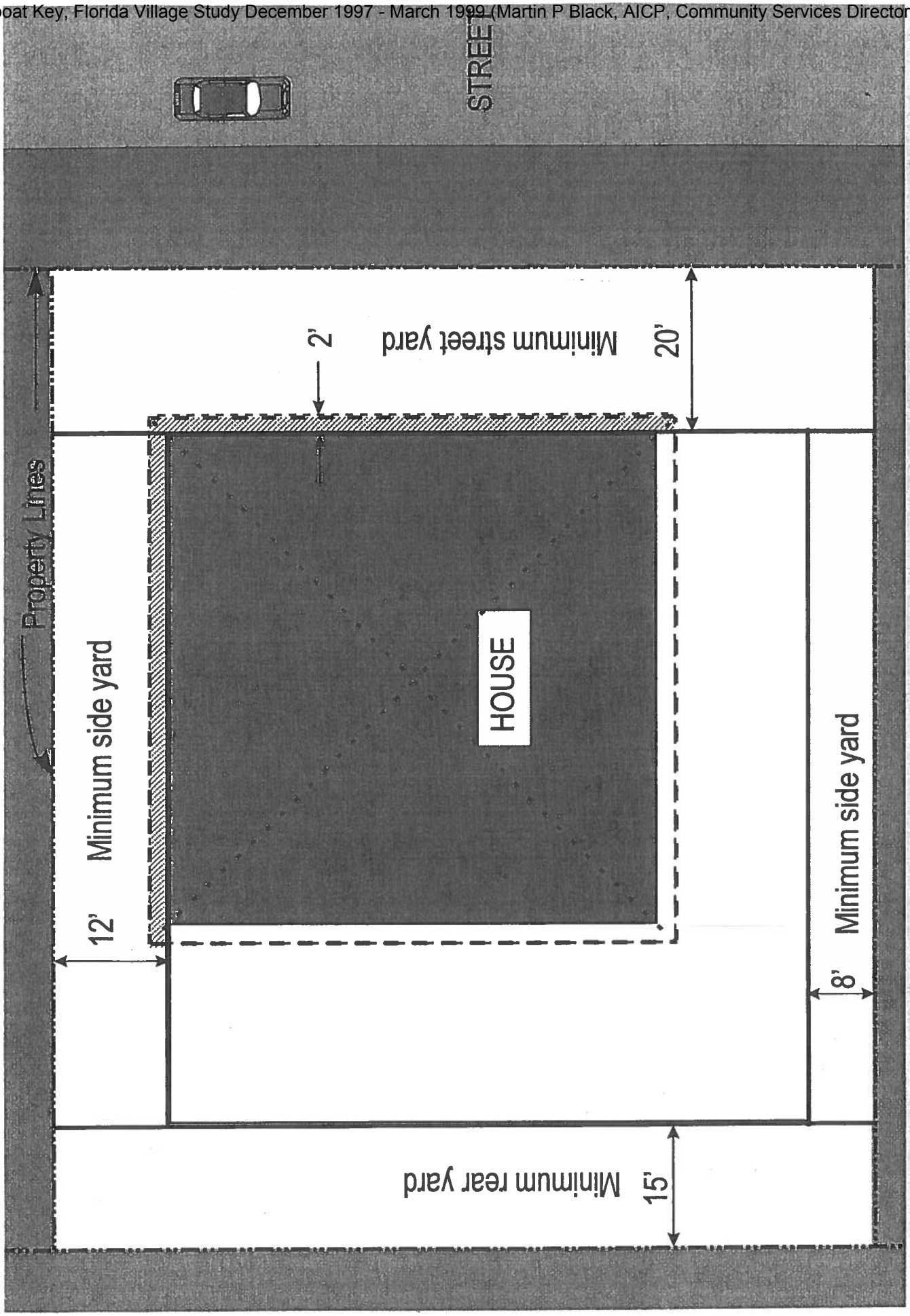
of Longboat Key, Florida Village Study December 1997 - March 1999 (Martin P Black, AICP, Community Services Director)

LACK OF ARCHITECTURAL GUIDELINES

- Consideration of Allowing Porches in Required Front Yard
- Consideration of New Roof Overhang Regulations
  - Exempt Overhangs from Setbacks
  - Required Roof Overhangs and Exempt Overhangs from Setbacks

of Longboat Key, Florida Village Study December 1997 - March 1999 (Martin P Black, AICP, Community Services Director)

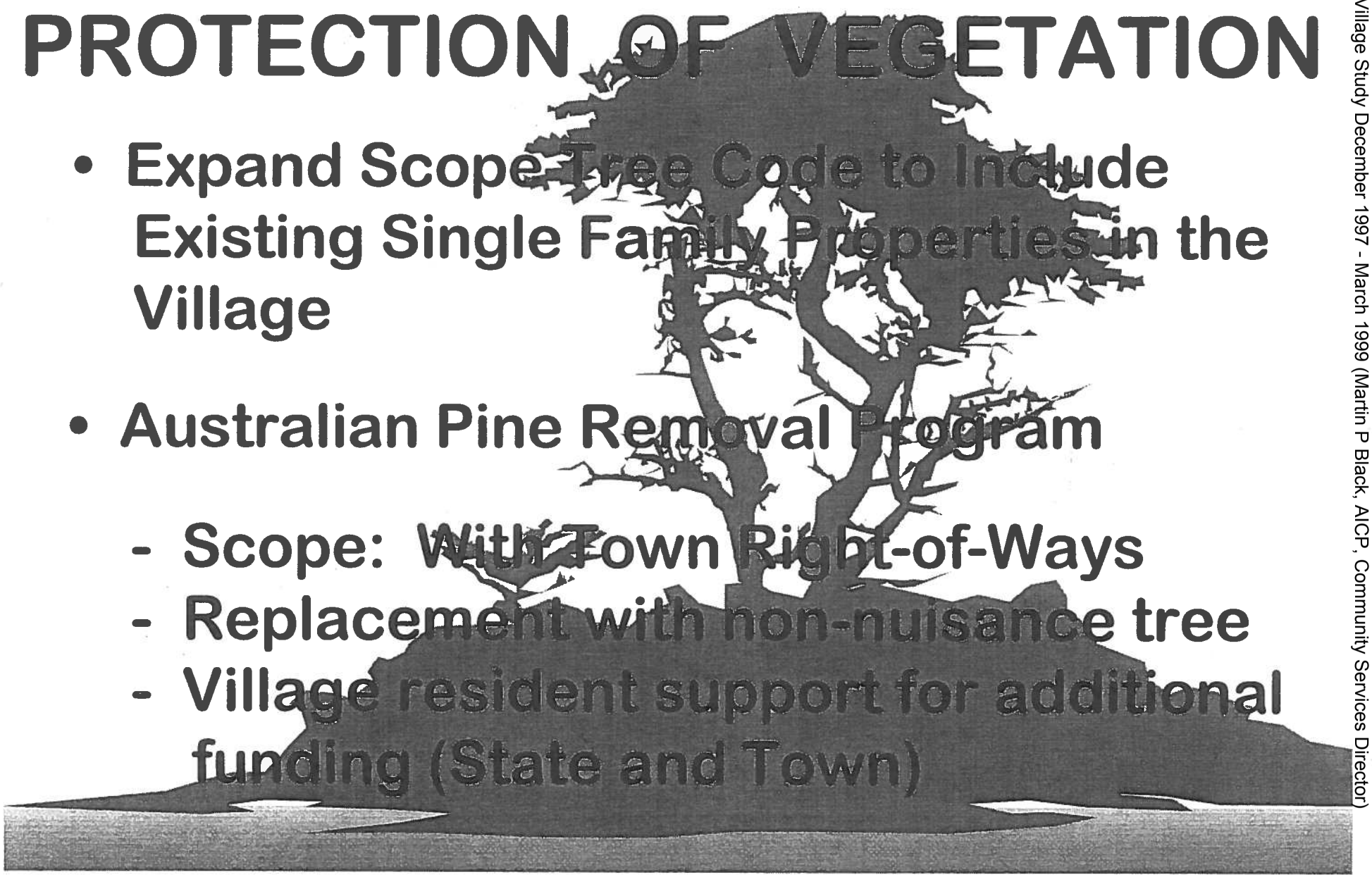

STREET
10'
Minimum street yard
20'
PORCH
10' X 20' TYP.
Property Lines
HOUSE
12' Minimum side yard
8' Minimum side yard
PORCH IN REQUIRED STREET YARD
Minimum rear yard
15'



EXEMPT TWO FOOT ROOF OVERHANGS IN REQUIRED YARDS

ISSUE #4

PROTECTION OF VEGETATION



- Expand Scope Tree Code to Include Existing Single Family Properties in the Village

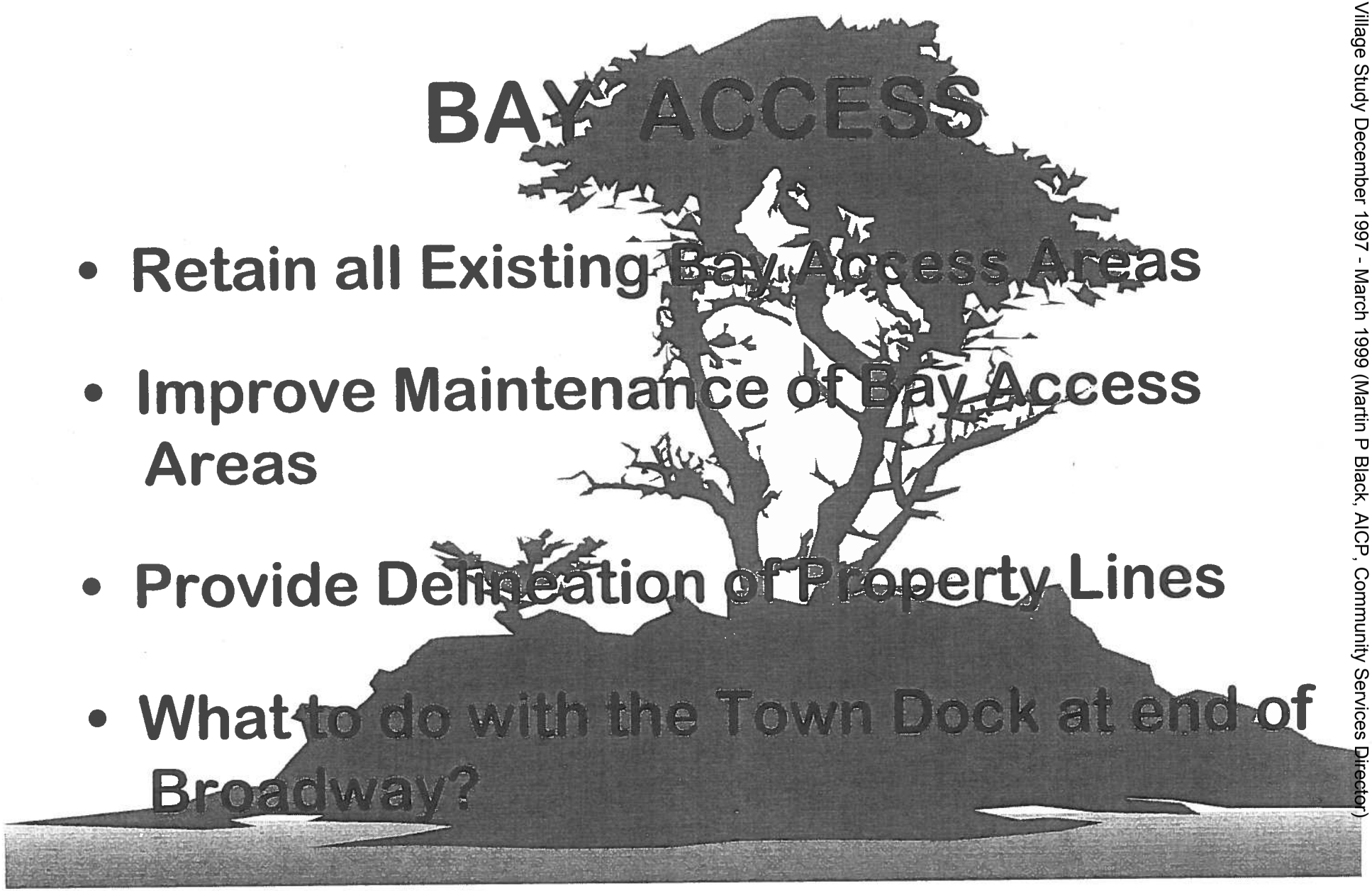
- Australian Pine Removal Program

  - Scope: With Town Right-of-Ways
  - Replacement with non-nuisance tree
  - Village resident support for additional funding (State and Town)

of Longboat Key, Florida Village Study December 1997 - March 1999 (Martin P Black, AICP, Community Services Director)

ISSUE #5

BAY ACCESS

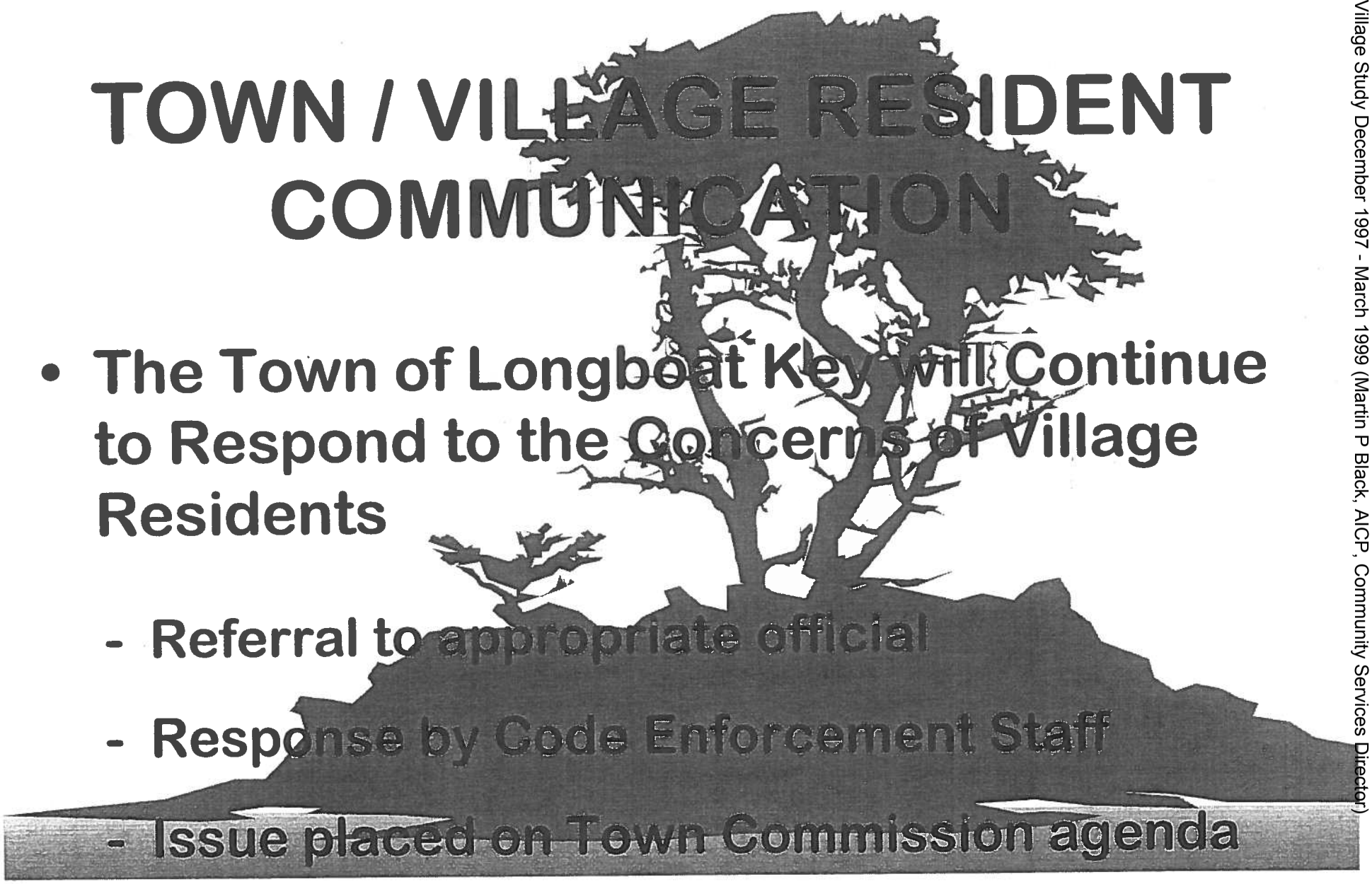


- Retain all Existing Bay Access Areas
- Improve Maintenance of Bay Access Areas
- Provide Delineation of Property Lines
- What to do with the Town Dock at end of Broadway?

of Longboat Key, Florida Village Study December 1997 - March 1999 (Martin P Black, AICP, Community Services Director)

ISSUE #6

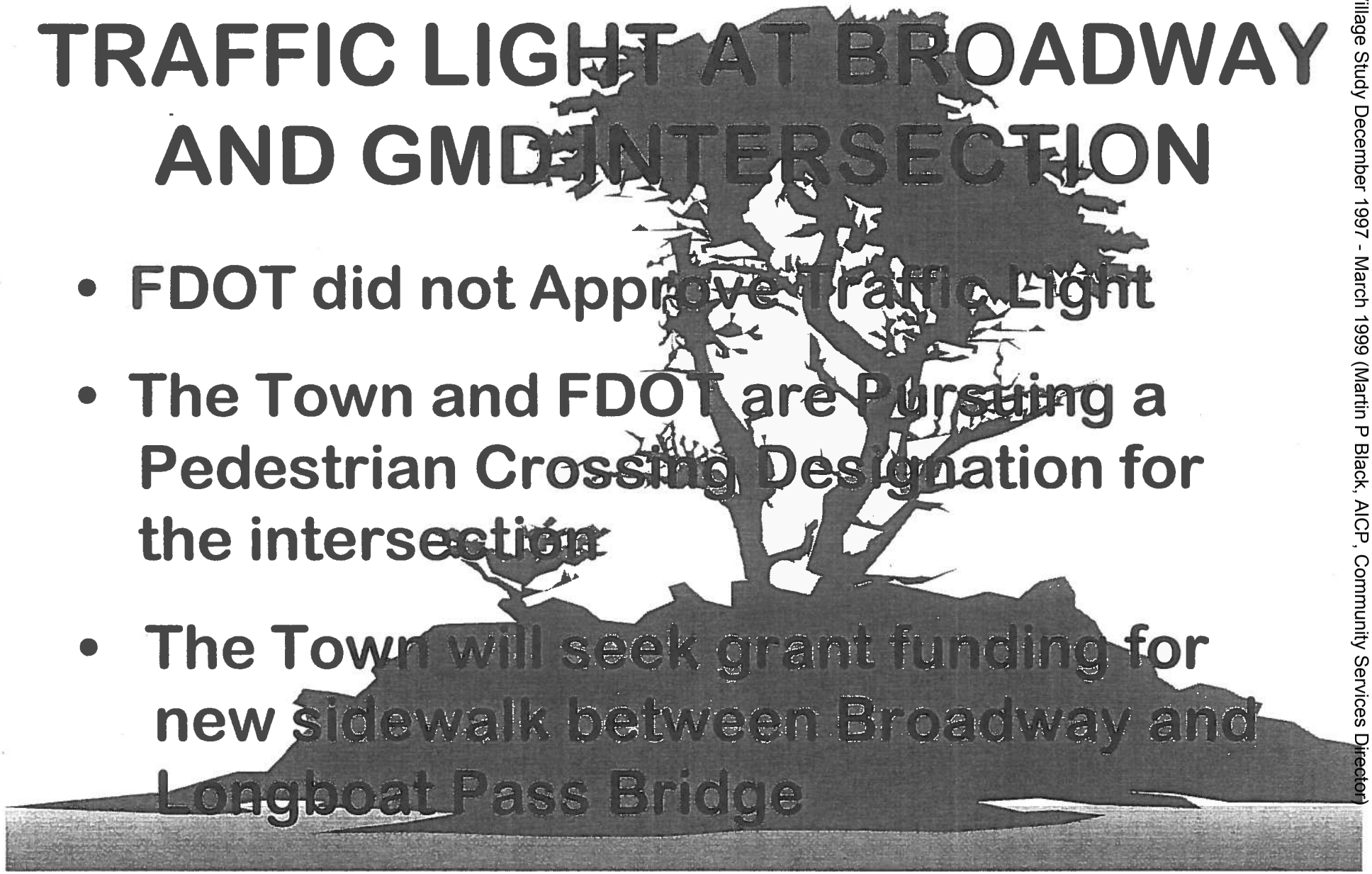
TOWN / VILLAGE RESIDENT COMMUNICATION



- The Town of Longboat Key Will Continue to Respond to the Concerns of Village Residents
  - Referral to appropriate official
  - Response by Code Enforcement Staff
  - Issue placed on Town Commission agenda

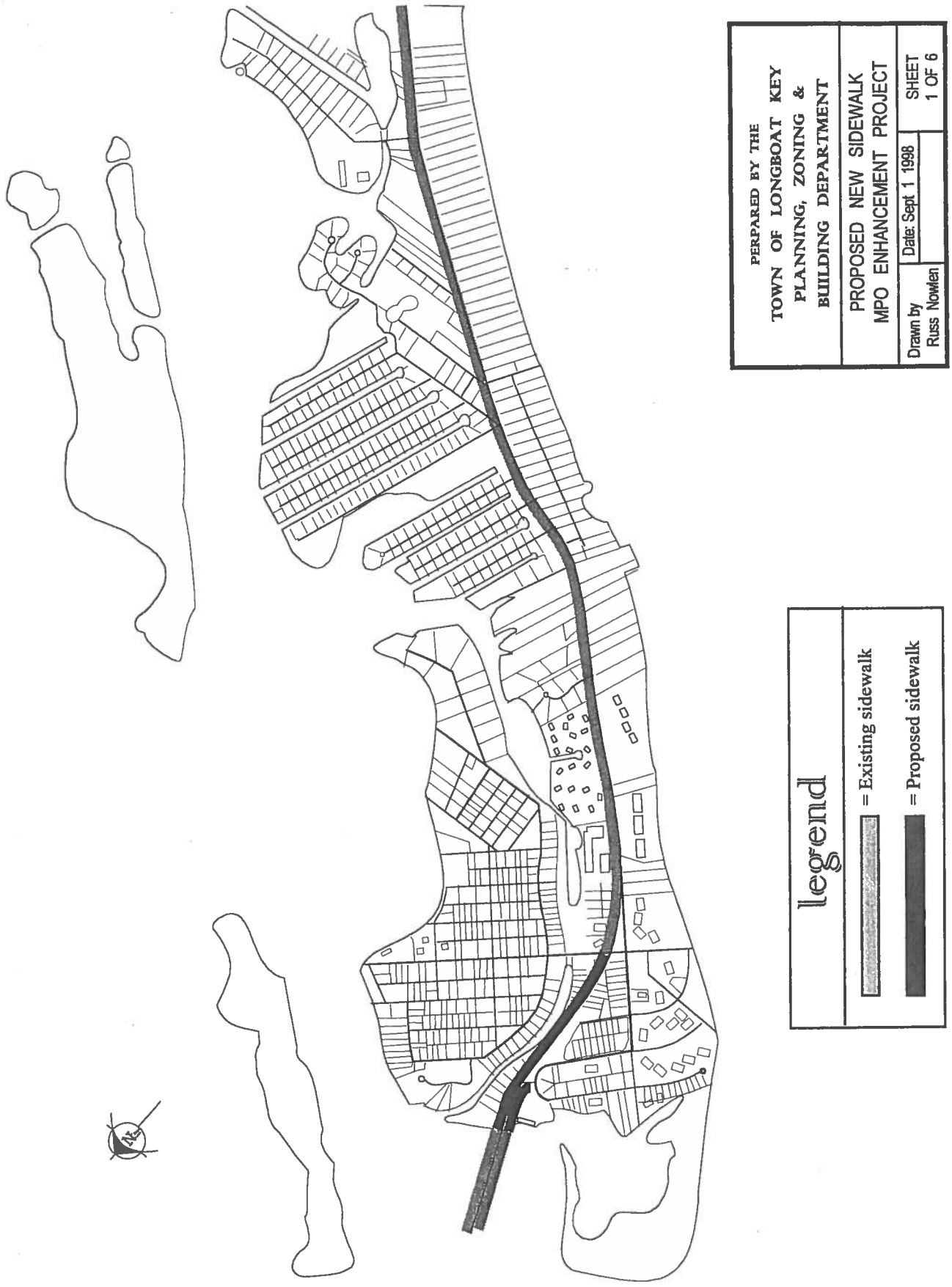
ISSUE #7

TRAFFIC LIGHT AT BROADWAY AND GMD INTERSECTION

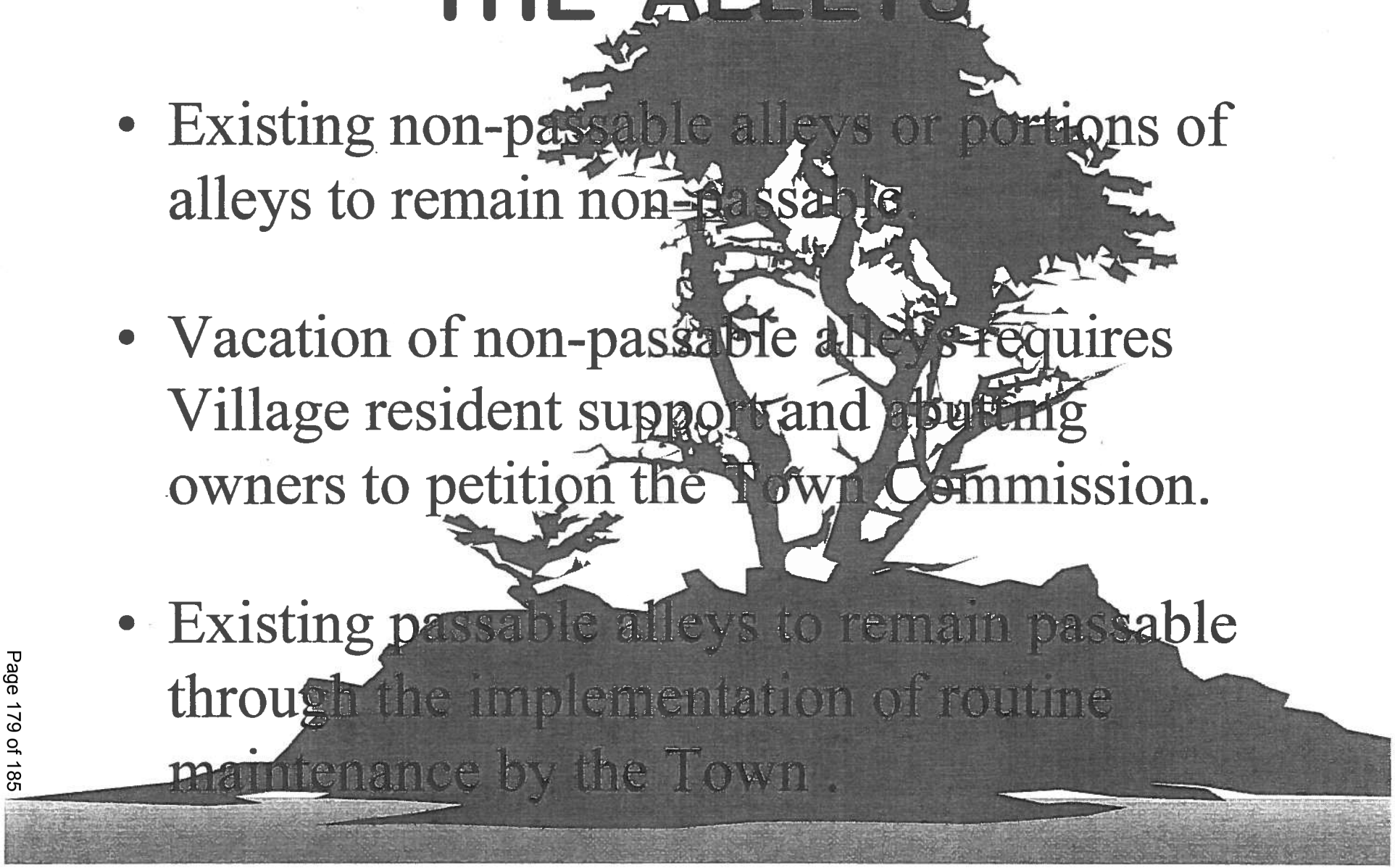


- FDOT did not Approve Traffic Light
- The Town and FDOT are Pursuing a Pedestrian Crossing Designation for the intersection
- The Town will seek grant funding for new sidewalk between Broadway and Longboat Pass Bridge

of Longboat Key, Florida Village Study December 1997 - March 1999 (Martin P Black, AICP, Community Services Director)

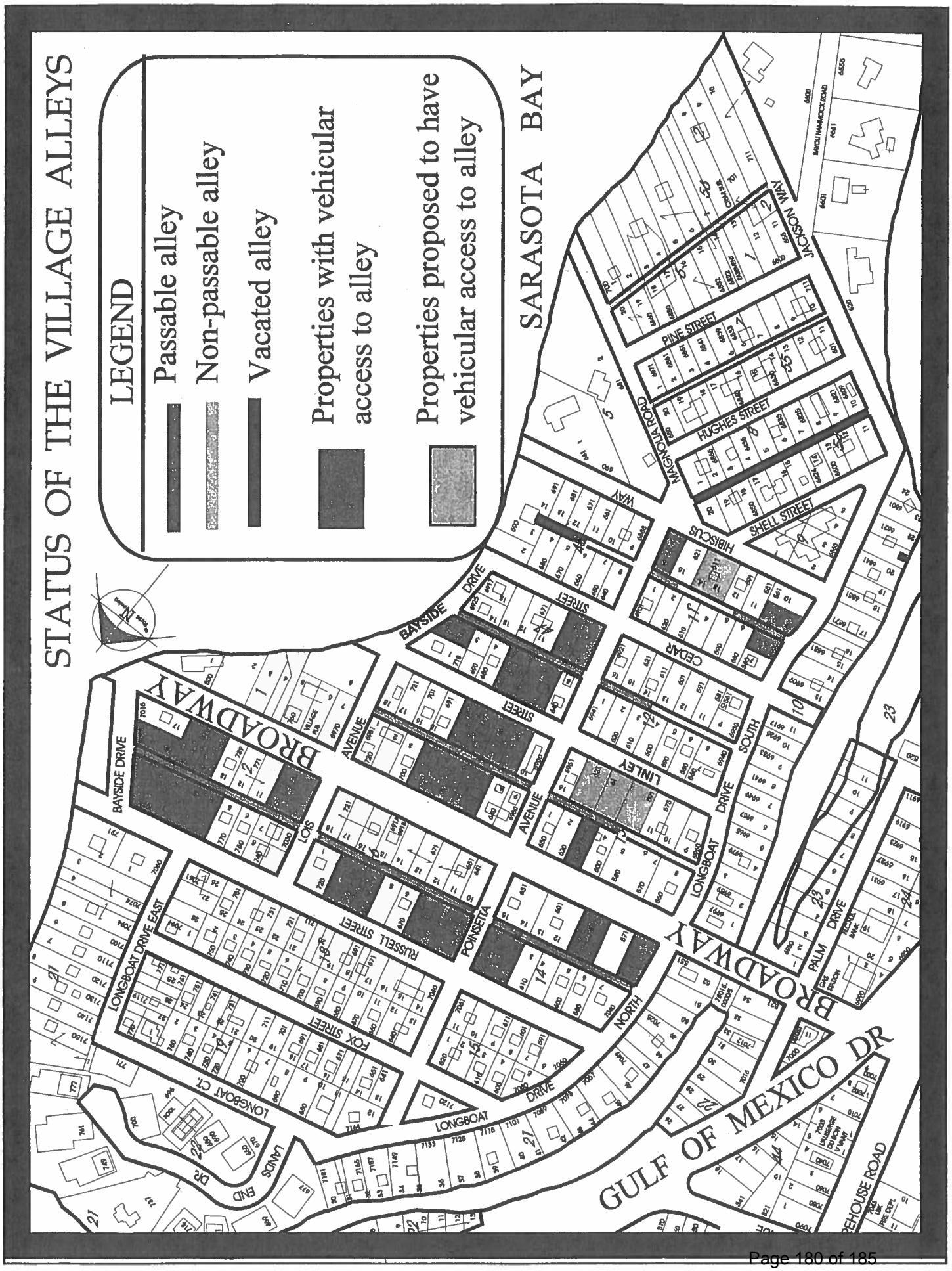

PERPARED BY THE
TOWN OF LONGBOAT KEY
PLANNING, ZONING &
BUILDING DEPARTMENT
PROPOSED NEW SIDEWALK
MPO ENHANCEMENT PROJECT
Drawn by
Russ Nowlen
Date: Sept 1 1998
SHEET
1 OF 6
legend
= Existing sidewalk
= Proposed sidewalk

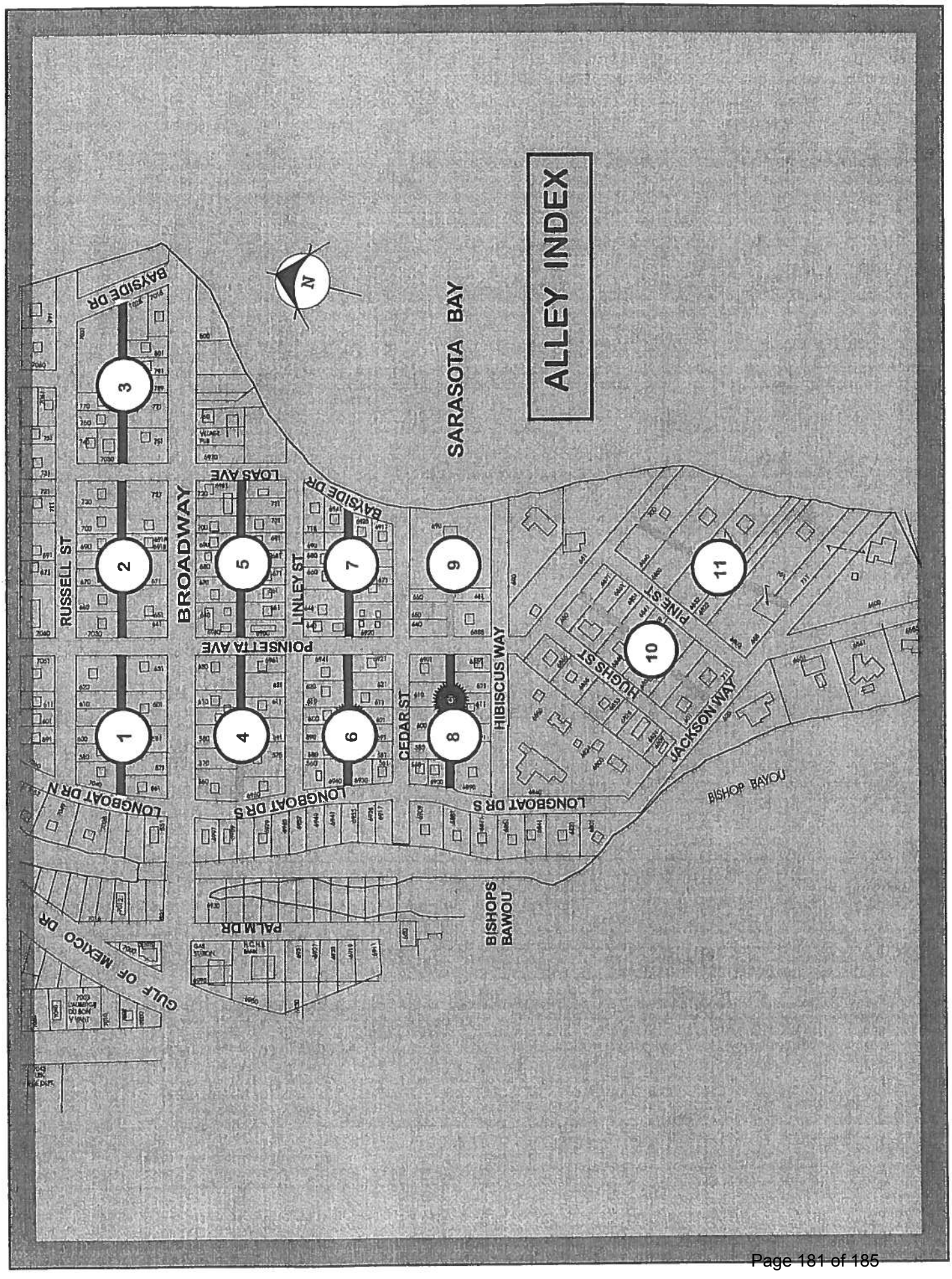
THE ALLEYS

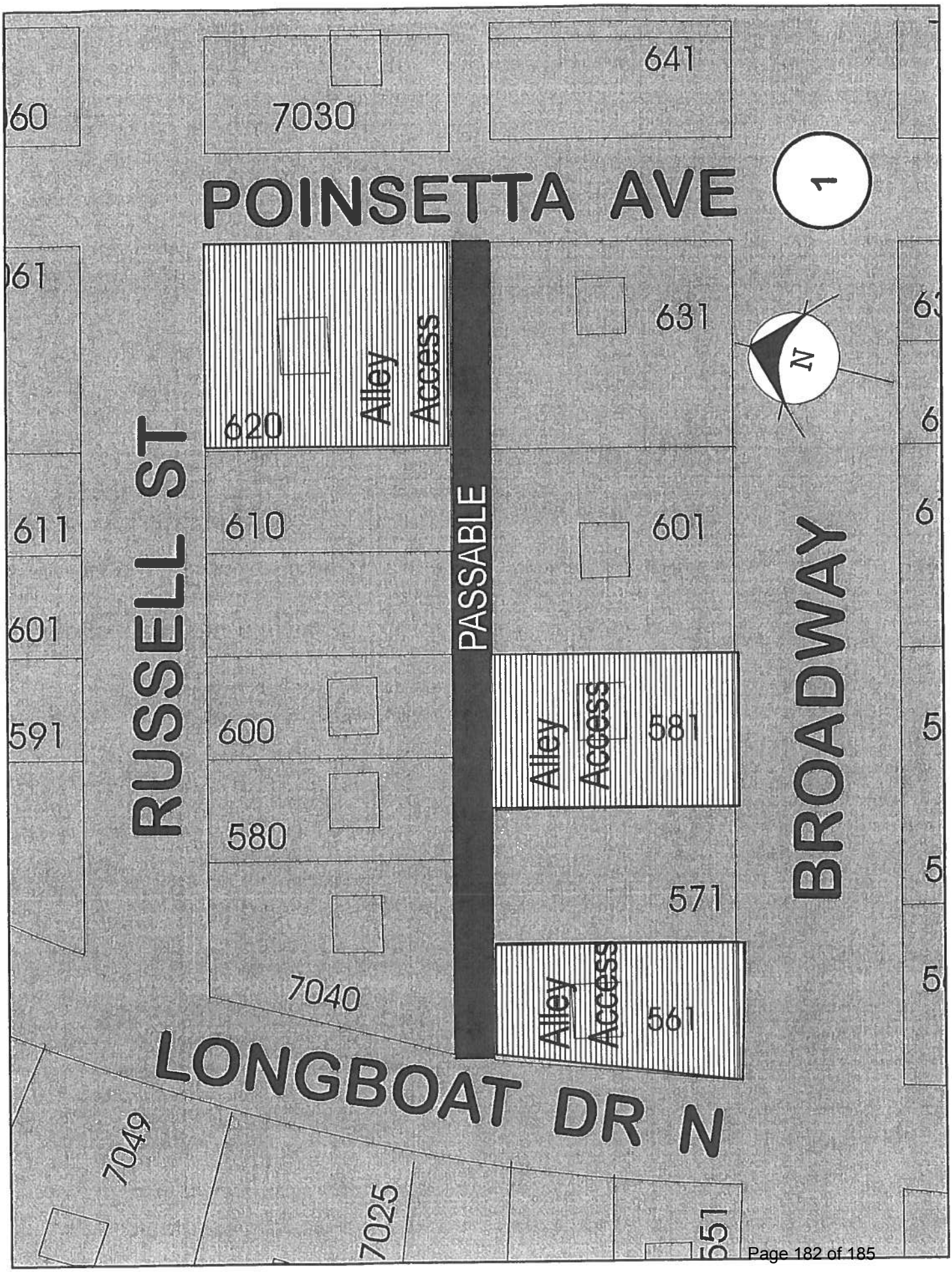


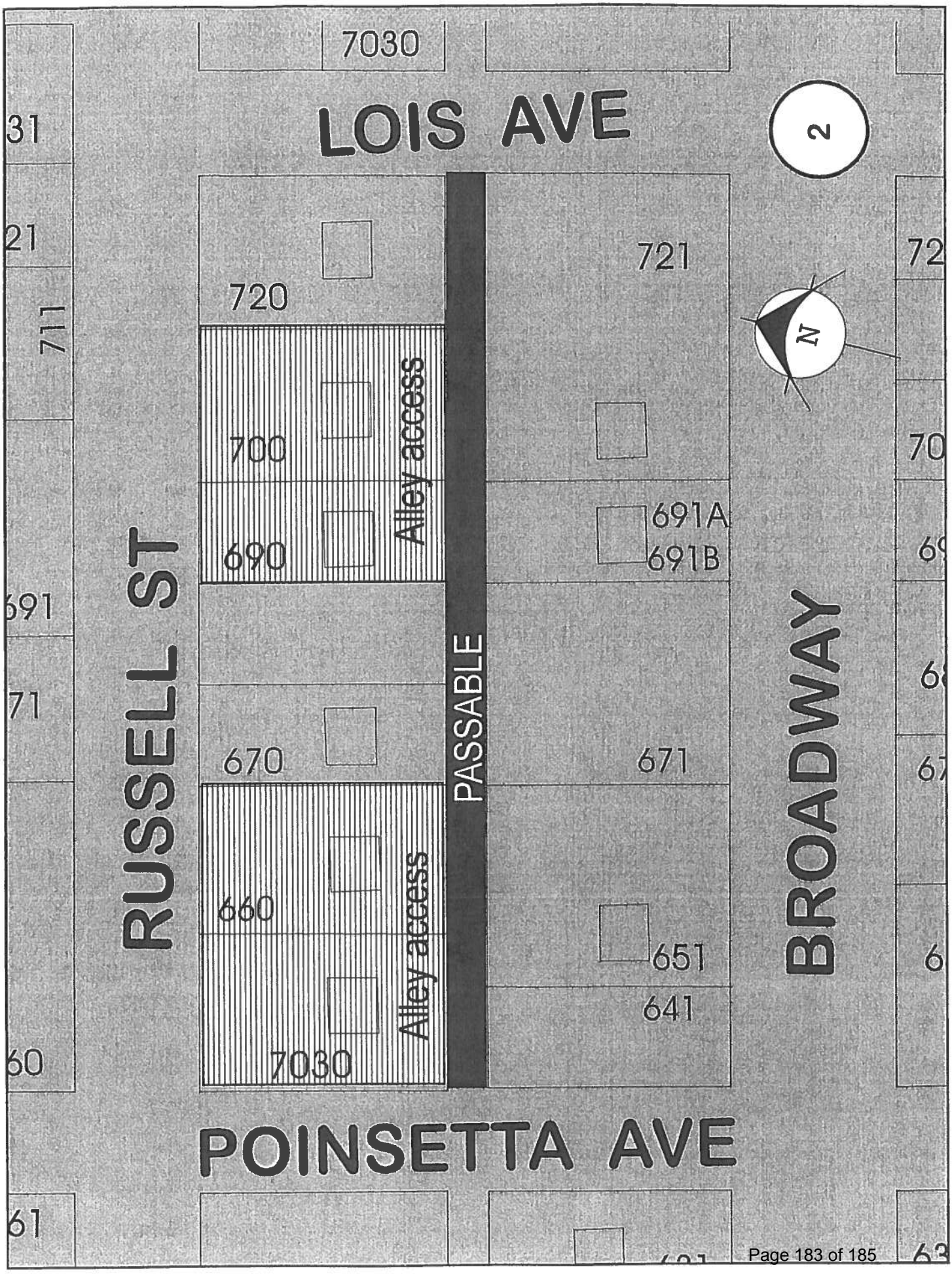
- Existing non-passable alleys or portions of alleys to remain non-passable.
- Vacation of non-passable alleys requires Village resident support and abutting owners to petition the Town Commission.
- Existing passable alleys to remain passable through the implementation of routine maintenance by the Town .

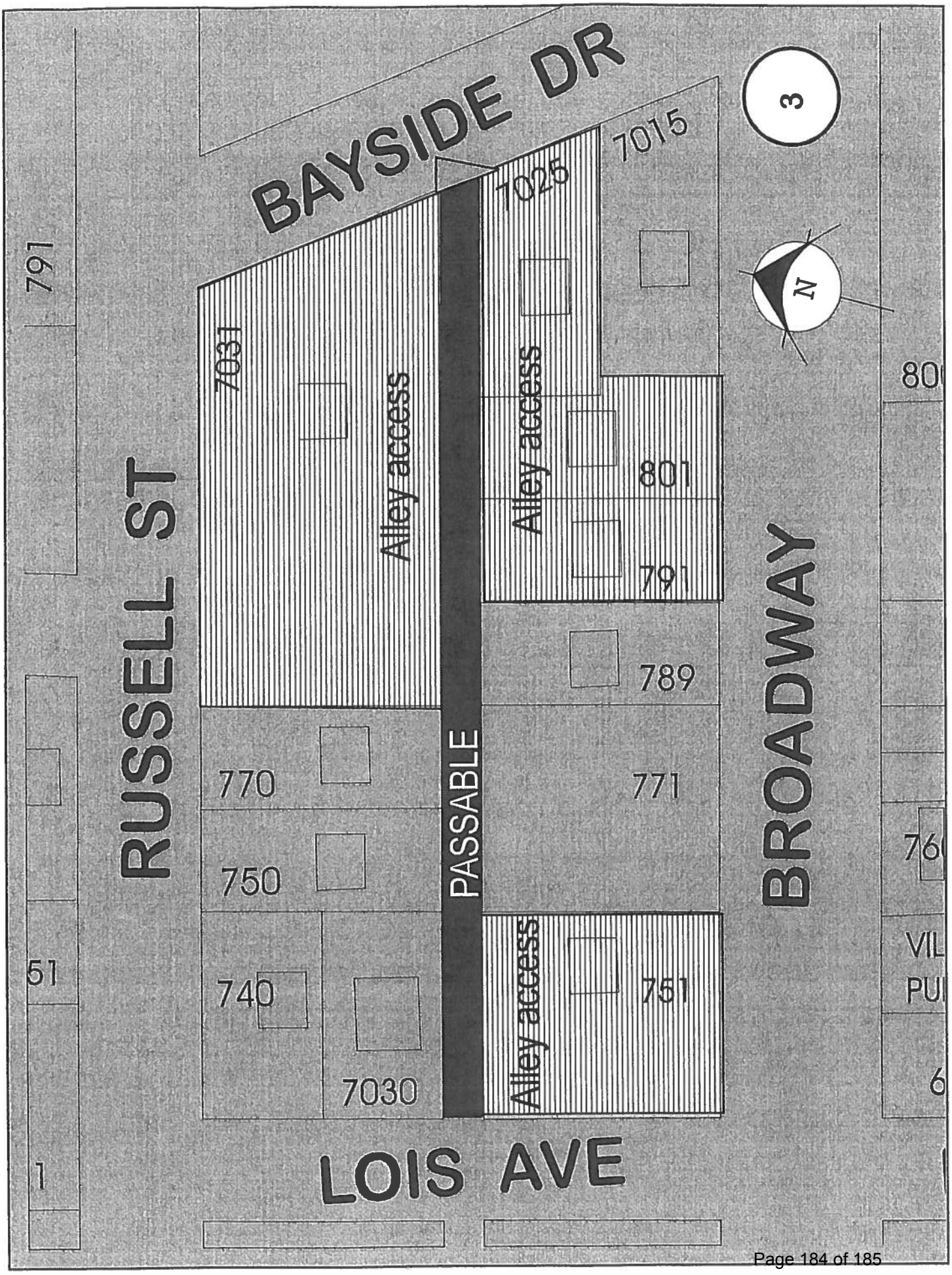
of Longboat Key, Florida Village Study December 1997 - March 1999 (Martin P Black, AICP, Community Services Director)

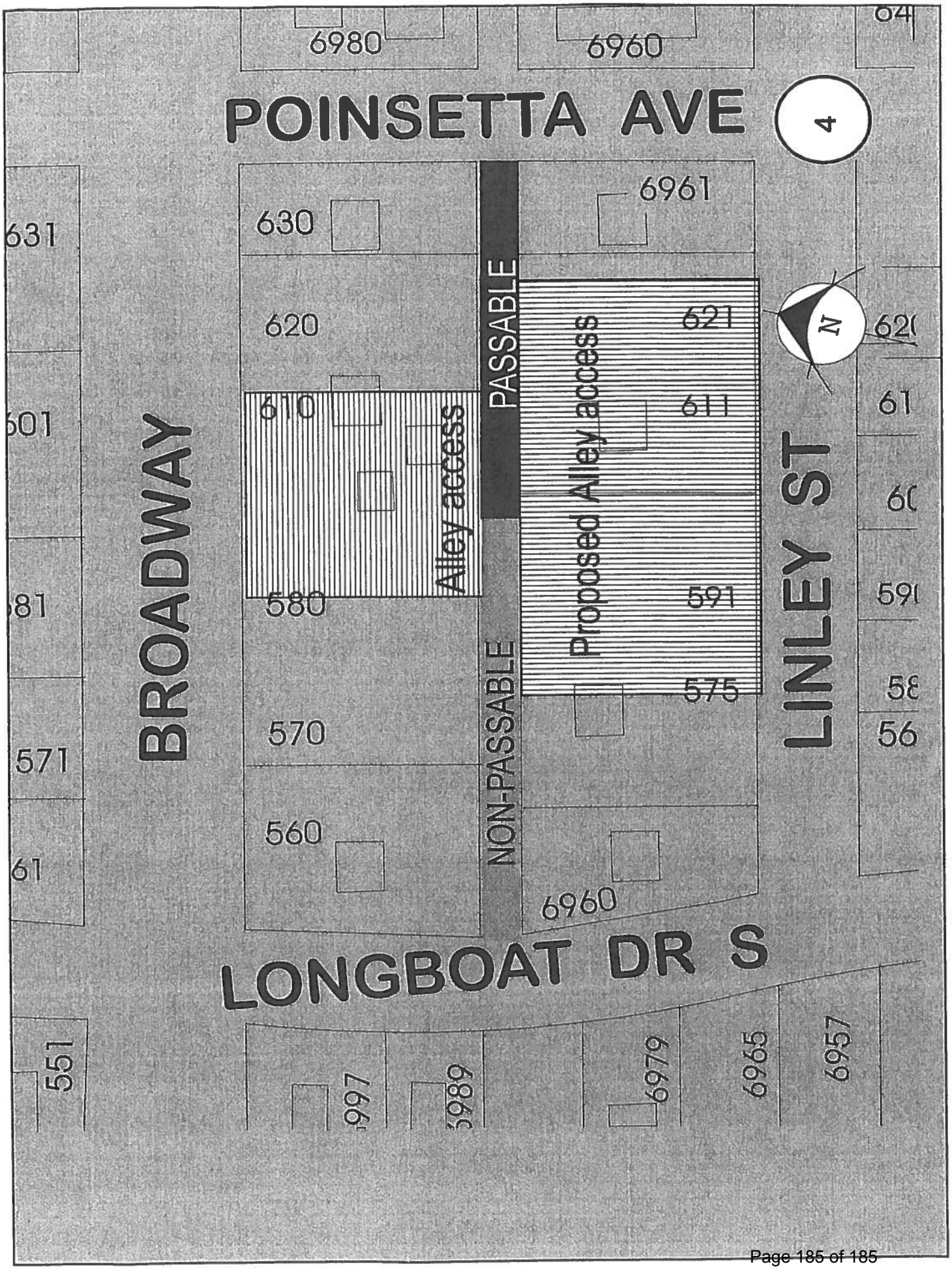

STATUS OF THE VILLAGE ALLEYS
LEGEND
Passable alley
Non-passable alley
Vacated alley
Properties with vehicular access to alley
Properties proposed to have vehicular access to alley
SARASOTA BAY
GULF OF MEXICO DR
BROADWAY
BAYSIDE DRIVE
LOIS AVENUE
RUSSELL STREET
POINSETTA AVENUE
LINLEY
CEDAR STREET
HIBISCUS WAY
SHELL STREET
HUGHES STREET
PINE STREET
MAGNOLIA ROAD
JACKSON WAY
LONGBOAT DRIVE EAST
FOX STREET
LONGBOAT CT.
LANDS END DR
LONGBOAT DRIVE NORTH
LONGBOAT DRIVE SOUTH
PALM DRIVE
REHOUSE ROAD


ALLEY INDEX
SARASOTA BAY
BAYSIDE DR
LOAS AVE
BROADWAY
RUSSELL ST
LINLEY ST
POINSETTA AVE
CEDAR ST
HIBISCUS WAY
PINE ST
HUGHS ST
JACKSON WAY
LONGBOAT DR N
LONGBOAT DR S
BISHOP BAYOU
BISHOPS BAWOU
PALM DR
GULF OF MEXICO DR
1
2
3
4
5
6
7
8
9
10
11


641
7030
POINSETTA AVE
1
631
N
620
Alley Access
RUSSELL ST
611
610
601
PASSABLE
601
BROADWAY
591
600
Alley Access
581
580
571
7040
Alley Access
561
LONGBOAT DR N
7049
7025


7030
LOIS AVE
2
31
21
711
720
721
72
N
700
Alley access
70
691A
691B
690
691
RUSSELL ST
PASSABLE
BROADWAY
71
670
671
660
651
641
Alley access
7030
60
POINSETTA AVE
61


BAYSIDE DR
3
7015
7025
N
791
7031
Alley access
Alley access
801
791
789
RUSSELL ST
PASSABLE
BROADWAY
770
771
750
740
7030
751
Alley access
LOIS AVE


POINSETTA AVE
BROADWAY
LINLEY ST
LONGBOAT DR S
PASSABLE
NON-PASSABLE
Alley access
Proposed Alley access
6980
6960
6961
630
620
610
580
570
560
621
611
591
575
6960
631
601
581
571
61
551
6979
6965
6957
N
4