

## RESOLUTION NO. 78-24

A RESOLUTION APPROVING A SITE PLAN

WHEREAS, Applicant has applied to the Town for approval of a site plan for Phase I of its Bay Isles Civic-Commercial Center, and

WHEREAS, the building and zoning official has in timely fashion accepted the Application and referred same to the Planning and Zoning Board along with documentation and staff recommendations, and

WHEREAS, the Planning and Zoning Board has reviewed the Application and has recommended to the Town Commission along with their findings that the proposed development be Approved with conditions, and

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

- (a) The plan is consistent with the comprehensive plan and the purpose and intent of the zoning district in which it is located.
- (b) The plan conforms with all applicable zoning regulations.
- (c) The plan conforms with the Town's subdivision regulations and all other applicable requirements relating to streets, utility facilities and other essential services.
- (d) The plan is consistent with good design standards in respect to all external relationships.
- (e) The plan conforms to Town policy respecting (a) sufficiency of ownership, (b) guarantees for completion of all required improvements and continued maintenance.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN OF LONGBOAT KEY:

That the site plan for Phase I of the Bay Isles Civic-Commercial Center be and is hereby approved subject to the conditions attached hereto marked "Conditions Requisite for Approval Phase I, Bay Isles, Civic-Commercial Center" and dated concurrently with this Resolution.

ADOPTED at a meeting of the Town Commission of the Town of Longboat Key on the 24th day of July, 1978.

Attest:

W. D. W. Ayer  
Town Clerk

Sidney A. Ocker  
Mayor

BOOK 2 PAGE 222

CONDITIONS REQUISITE FOR APPROVAL PHASE I, BAY ISLES CIVIC-COMMERCIAL CENTER,  
JULY 24, 1978

The following are conditions to the approval of the first phase (Phase I) of Arvida Corporation's Civic-Commercial Center, Marked Exhibit "A" and attached to this Resolution.

1. Retention of existing trees to the fullest extent practicable.
2. High quality architectural and landscaping treatments. That the architecture of the buildings to be erected are to be of the same type and character as shown in an architectural rendering prepared for the applicant and submitted to the Town, copy of which is attached to this Resolution.
3. Service yards hidden to the fullest extent practicable.
4. That the supermarket shall have a gross maximum of 30,000 square feet.
5. That the commercial area will be patrolled by privately employed security force.
6. That all signs, logos, trademarks shall conform to the sign ordinance of the Town of Longboat Key as to character, size and number.
7. That landscaping and tree protection approval by the Town Commission shall be a prerequisite to issuance of a building permit.
8. That treatment of the sides and rear of buildings be comparable to that of the street frontage as required by the Zoning Ordinance of Longboat Key.
9. That a lighting plan be reviewed and approved by the Staff for adequacy.
10. ~~Other requirements; if any; from Staff recommendations.~~ *E. J. P.*
11. That the plan titled "Bay Isles Civic & Commercial Center" marked Exhibit "B" and attached to this Resolution be accepted as representing an approvable concept in terms of vehicular and pedestrian circulation, mix of uses, campus arrangement of buildings, open space landscaping and the like. The Town Commission recognizes that marketing conditions change over time and the applicant may, as to future phases, wish in the future to amend this plan. It is the Commission's wish that such future amendments be considered approvable only if the general concept of the plan (Exhibit "B") is preserved and its good design features retained. These features include:
  - (a) Modified interior loop road with minor connection between two major access roads.
  - (b) Separated parking lots well planted.
  - (c) Campus arrangement of buildings connected with pedestrian ways.
  - (d) Public plaza.
  - (e) Bus and taxi station.
  - (f) Vehicular access to main shopping structures.

- (g) Retention of existing trees to the fullest extent practicable.
  - (h) High quality architectural and landscaping treatments.
  - (i) Service yards hidden to the fullest extent practicable.
  - (j) Security patrol for commercial areas.
12. That the following items are required restrictions and implementations relative to the plan Exhibit "B" and insofar as applicable to Phase I, Exhibit "A":
- (a) That the service station presently shown on plan, Exhibit "B", be relocated to adjacent the intersection of Bay Isles Parkway and Gulf of Mexico Drive. There shall be no entrance or exit to Gulf of Mexico Drive from this station. The service station shall be an ordinary gas station limited to making minor repairs.
  - (b) That the site on plan Exhibit "B" for a service station shall be maintained as open landscaped space except as some portion of the site may be needed for an expansion of the drive-in facilities of the existing Ellis Longboat Key Bank.
  - (c) That the "Future Auto Bank" facility for which a site is shown on plan Exhibit "B" intended for the Ellis Bank be eliminated and the latter be allowed to expand the drive-in facility of its present structure.
  - (d) That on plan Exhibit "B" and insofar as applicable on Phase I Exhibit "A" there shall be a planting buffer setback provided along Gulf of Mexico Drive of no less than fifty (50) feet. Landscaped berms at least four (4) feet high shall be provided in this buffer area wherever its width measured perpendicular to the road is less than eighty (80) feet. A landscaped buffer of at least fifty (50) feet shall be provided along the full length of the northern boundary of the Civic-Commercial Center with Buttonwood Harbor.
13. That the kinds of commercial activity in the Bay Isles Civic & Commercial Center (Exhibit "B") be strictly limited to those which will not draw shoppers from beyond the Island of Longboat Key. The special problems of handling traffic on Gulf of Mexico Drive makes this requirement of the highest priority for the health, safety and welfare of the citizens of the Town of Longboat Key. The following uses Nos. 1 to 10 inclusive, 12, 15, 16 and 17 to 21 inclusive are the only approvable uses for Phase I (Exhibit "A") comprising the supermarket, drug store and small shops between these two and are also approvable uses for plan titled "Bay Isles Civic & Commercial Center (Exhibit "B"). Uses Nos. 11, 13 and 14 are additional permissible uses for future phases of plan (Exhibit "B") in other than Phase I.
- (1) Supermarket
  - (2) Specialty food
  - (3) Drug store
  - (4) Package liquor (take out only) store without lounge.
  - (5) Newsstand and tobacco
  - (6) Apparel
  - (7) Specialty shops which do not have a regional market
  - (8) Barber/beauty
  - (9) Dry cleaning (pick-up only) laundry
  - (10) Miscellaneous repair (such as shoe, small appliance and watch or clock repair)

- (11) Restaurants (with or without lounge, dancing permitted, but no floor shows)
  - (12) Florists and plants
  - (13) Service station (limited to minor customary repairs)
  - (14) Banks and Savings & Loans
  - (15) Books and cards
  - (16) Cameras
  - (17) Art gallery
  - (18) Hardware
  - (19) Sporting goods
  - (20) Travel agency
  - (21) Antiques
14. That uses such as department stores, home furnishing stores, health club, stock brokerage, real estate, small dime store type variety store and theaters are not included in the above list of approvable uses and are seen by the Town Commission as having a high likelihood of appealing to shoppers from off-island. Thus any future approval of these specific uses in additional phases of the Bay Isles Civic & Commercial Center (Exhibit "B") shall be only by special exception of the Town Commission.
15. That the total gross square footage of retail commercial uses for the plan entitled Bay Isles Civic & Commercial Center (Exhibit "B") and covered in paragraphs 13 and 14 above shall be 126,500 square feet, not including existing uses, or the proposed service station, that parking provided in all phases subsequent to the first phase (Phase I, Exhibit "A") shall not exceed four (4) cars per 1,000 square feet of gross commercial area (parking for Phase I being specifically covered in Exhibit "A") and that fifty (50) percent of the total commercial site shall be open landscaped space.
16. That conditioned upon approval of Phase I (Exhibit "A") and prior to approval of any other phase of the Arvida Corporation's Outline Development Plan for Bay Isles, including the Bay Isles Civic & Commercial Center (Exhibit "B"), the following shall be resolved to the satisfaction of the Town:
- (a) Location and conveyance of title to the Town of the proposed water tower site.
  - (b) Location and conveyance to the Town of the proposed Public Safety (including a fire station) building site of not less than one (1) acre.
  - (c) Provisions for signalization on Gulf of Mexico Drive.
  - (d) That drawing plan (Exhibit "B") be amended to effect the changes required by this resolution.



**Arvida Corporation**  
SARASOTA DIVISION  
301 GULF OF MEXICO DRIVE  
POST OFFICE BOX 8166  
SARASOTA, FLORIDA 33578  
TELEPHONE (813) 368-2178

JOHN P. SIEGEL  
VICE PRESIDENT AND GENERAL MANAGER

August 10, 1978

Mr. Russell Nowlen  
Town of Longboat Key  
501 Bay Isles Road  
Longboat Key, FL 33577

Re: Bay Isles Civic Commercial Center

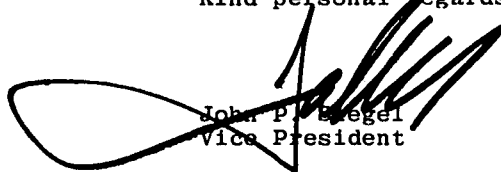
Hello Russ:

Pursuant to your correspondence of August 7th, I am pleased to enclose herewith a black and white and full color 8x10 photograph of the rendered perspective of the first phase of the Bay Isles Civic Commercial Center, as prepared by Bob Nicol from drawings submitted by Tim Seibert.

You will note, the perspective is developed from a grade elevation, featuring the front of the Center from the parking lot...facing from west to east, and includes the entire "frontage" of the first phase anchored by Publix on the north to Eckerd's on the south.

We have previously submitted prints of the site plan of the entire Civic Commercial Center, which was approved conceptually, and includes the first phase...however, as I recall, these were black and white prints. Additional colored prints are being prepared and will be available shortly. I will be pleased to furnish either a colored print or a colored photograph of these prints at your request.

Kind personal regards,



John P. Siegel  
Vice President

JPS/br  
Enc.

~~BOOK 2 PAGE 378~~

**Arvida Corporation**

SARASOTA DIVISION  
301 GULF OF MEXICO DRIVE  
POST OFFICE BOX 6186  
SARASOTA, FLORIDA 33578  
TELEPHONE (813) 388-2178

JOHN P. SIEGEL  
VICE PRESIDENT AND GENERAL MANAGER

September 14, 1978

Mrs. E. Jane Pool  
Deputy Town Clerk  
Town of Longboat Key  
Post Office Box 107  
Longboat Key, FL 33548

Re: Bay Isles Civic Commercial Center  
8 x 10 Colored Photographs of Site Plan

Hello Jane:

Pursuant to your communique of August 15th concerning the reference, I am forwarding herewith duplicate colored 8 x 10 photographs of the approved Bay Isles Civic Commercial Center.

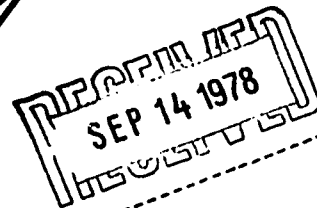
Black and white and full color 8 x 10 photographs of the rendered perspective were previously furnished to Russ Nowlen.

We have not yet finalized the rendering of the mall, which we are in the process of changing slightly, but this should be accomplished soon and I will furnish you photographs at that time.

Kind personal regards,

  
John P. Siegel  
Vice President

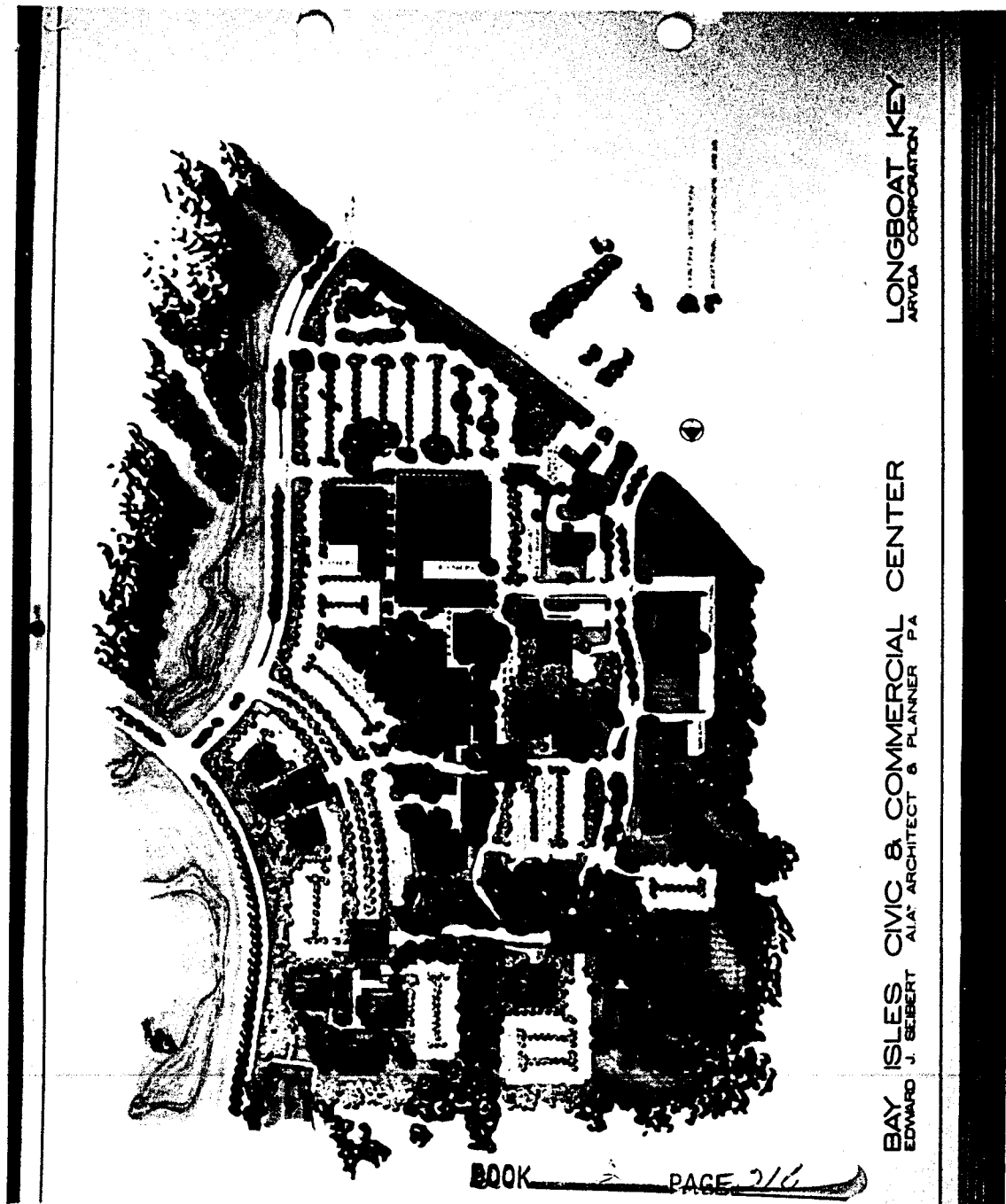
JPS/br  
Enc.



BOOK 2 PAGE 2/7

78-24

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BOOK PAGE 216

BAY ISLES CIVIC & COMMERCIAL CENTER  
EDWARD J. SEIBERT AIA ARCHITECT & PLANNER PA

LONGBOAT KEY  
ARVDA CORPORATION

**TOWN OF LONGBOAT KEY FLORIDA**

INCORPORATED NOVEMBER 14, 1955



501 Bay Isles Road  
Longboat Key, Florida 33577  
(813) 383-3721

August 15, 1978

Mr. John P. Siegel  
Vice President  
Arvida Corporation  
P. O. Box 6166  
Sarasota, Florida 33578

Dear Mr. Siegel:

Your letter of August 10, 1978 to Russ Nowlen has been given to me for reply. In it you stated that colored prints of the site plan of the entire Civic Commercial Center are being prepared to be available shortly. We would very much appreciate having at least one of these colored prints. Also, Mayor Ochs has requested that we ask for a color photo of the rendering of the mall view of the shops area which he remembers seeing in one of your presentations.

Very truly yours,

E. Jane Pool  
Deputy Town Clerk

BOOK 2 PAGE 215

78-24





BOOK 2 PAGE 114



BOOK 2 PAGE 210