



TOWN OF LONGBOAT KEY

Site Development Plan Order 2023-01 Ordinance 2023-03

600 Bay Isles Road

Town Commission Public Hearing
February 6, 2023



TOWN OF LONGBOAT KEY

Application Request

- Planned Unit Development/Outline Development Plan (PUD/ODP)
Amendment to:
 - Define the allowable uses, associated with the Town's phased development of the Town Center Green site
- Site Development Plan to request approval of:
 - Construction of a pavilion, stage, and accessory structures.



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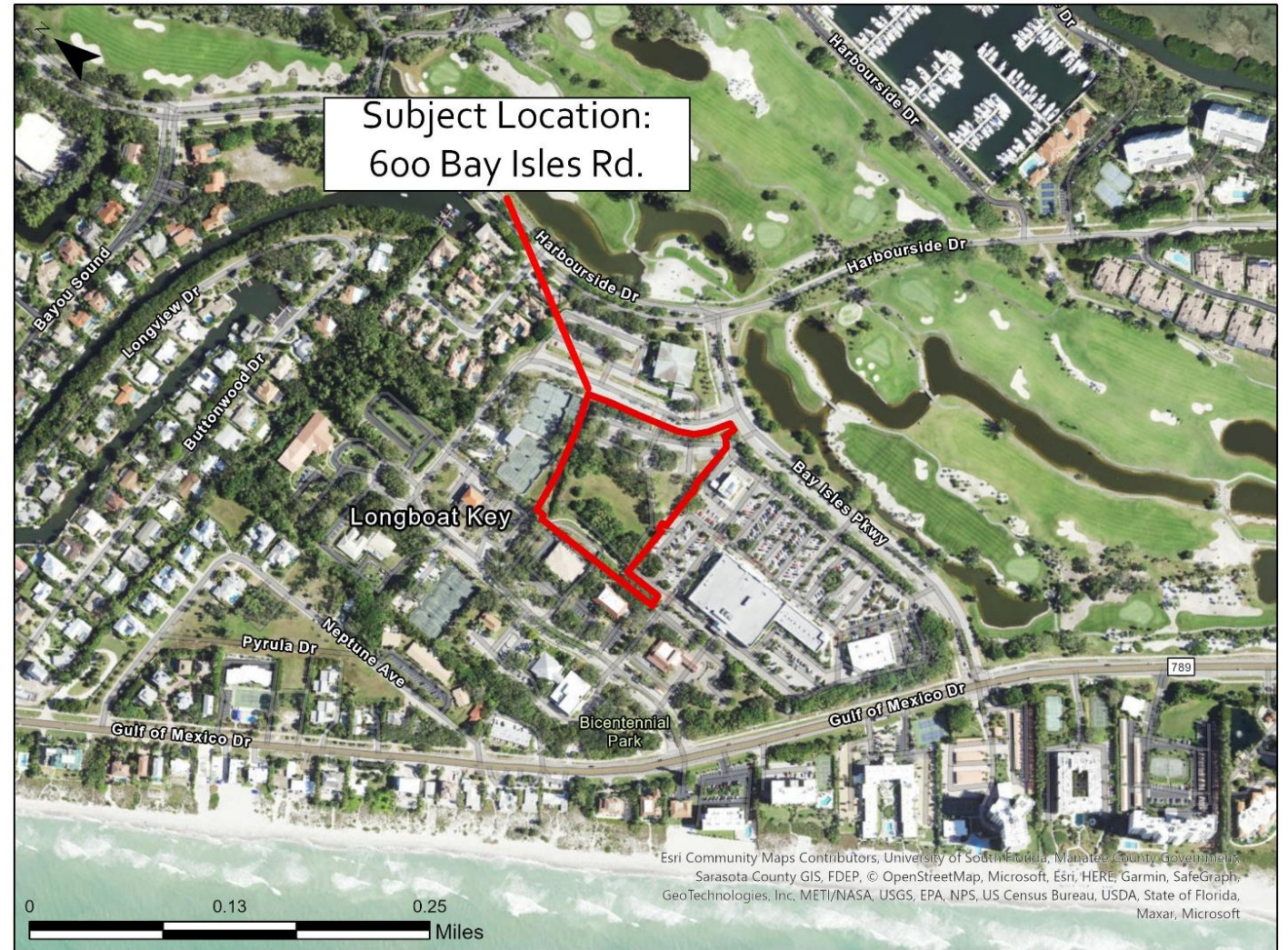
P&Z Board Hearing

- Plan presented to the P&Z Board January 17, 2023
- P&Z Board discussed concerns regarding parking and traffic.
 - Strongly supported Condition #7 regarding the requirement for a Special Event Transportation Management Plan



TOWN OF LONGBOAT KEY

600 Bay Isles Rd.





TOWN OF LONGBOAT KEY

Background

PROJECT NAME:	Town Center Green
APPLICANT:	Town of Longboat Key Public Works
SITE AREA:	209,490 square feet
EXISTING USE:	Town Center Green
FUTURE LAND USE:	MUC-1 (Mixed Use Community - Bay Isles District)
ZONING DISTRICT:	MUC-1 (Mixed Use Community - Bay Isles District)



TOWN OF LONGBOAT KEY

Background

LOT COVERAGE: 2,654 square feet (.012%)

NON-OPEN SPACE: 75,457 square feet (36%)

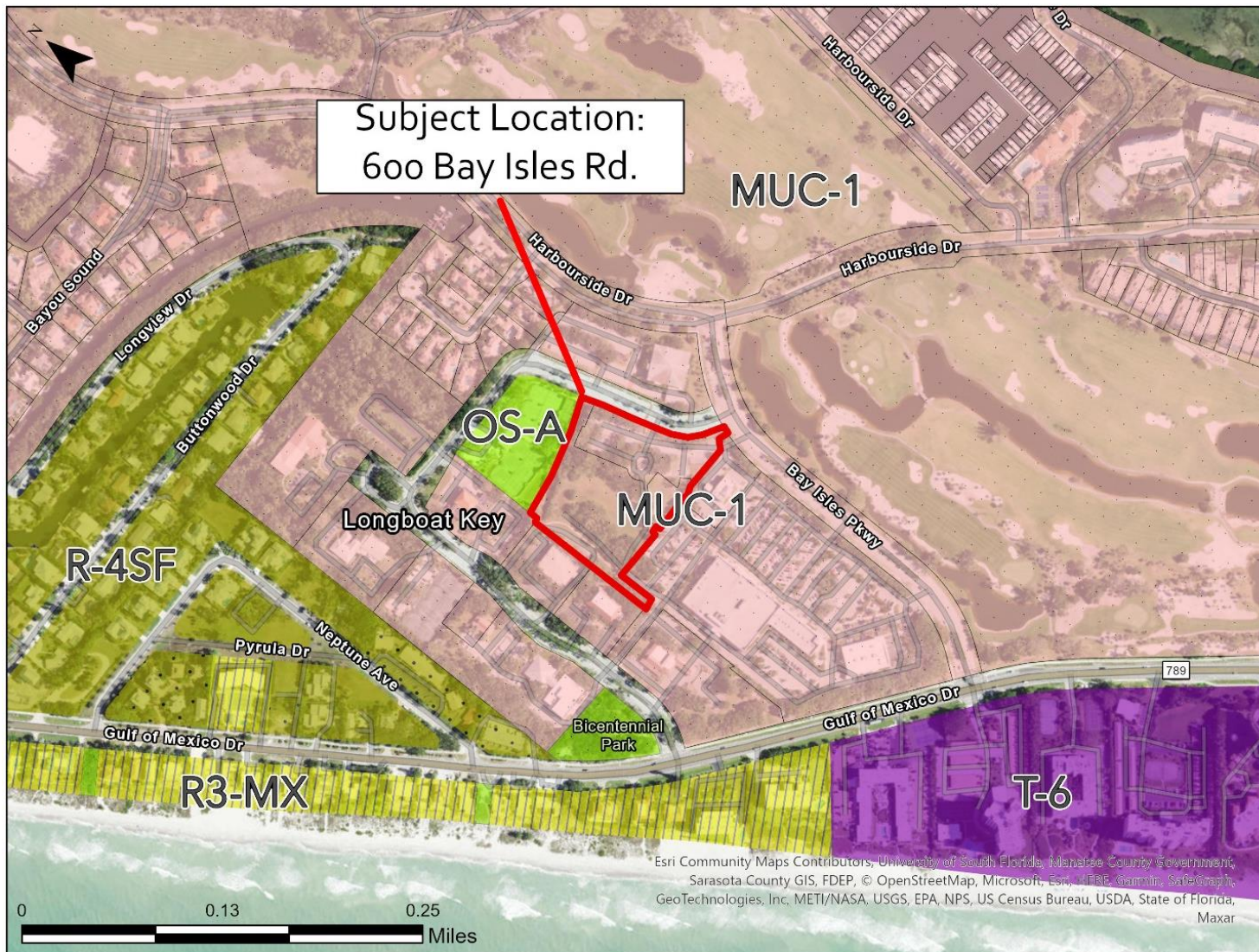
PARKING REQUIRED: 8 parking spaces

PARKING PROVIDED: 81 parking spaces



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Zoning





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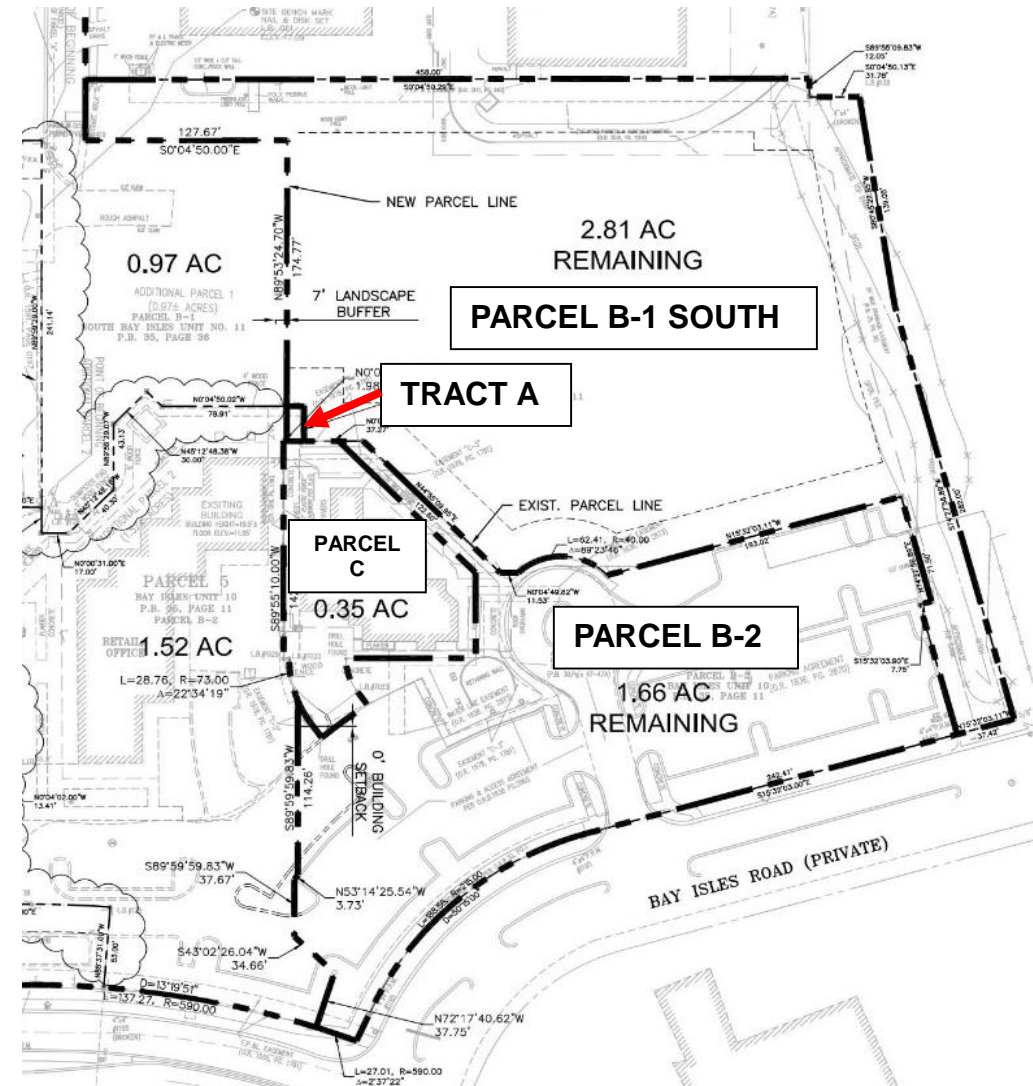
Site Plan (Proposed)





Background

- Site: Located within Bay Isles Planned Unit Development.
- Formerly four separate parcels
 - B-1 South,
 - B-2,
 - Tract A, and
 - Parcel C
- Town recently approved Lot Consolidation application to consolidate all lots into one lot.





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Background

Original entitlements: August 6, 1975

- Resolution 75-27
 - Outline Development Plan for the overall Bay Isles Planned Development zoning district.

Amendment: December 5, 1983:

- Resolution 83-48
 - Site plan for the subject site and surrounding area: “Town Plaza, Phase II.”
 - Subsequently amended by multiple resolutions from 1983 to 2012.



Background

- January 6, 2003: Town Commission adopted Ordinance 2002-09
 - Changed land use designation on Parcel B-1 South from commercial to residential to allow for the construction of 12 multifamily residential units.
 - Property was never developed with the residential density, and site remained vacant.
- February 6, 2012: Town Commission adopted Ordinance 2012-03,
 - Deleted all previously approved allowable uses for Parcel B-1 South.
- Ordinance 2012-04 and Resolution 2012-06 (parcels B-2 and C)
 - Allow for the building to be used as a restaurant (former Amore restaurant).



Background

- **1975 to present:** *Town Plaza*
 - Civic and commercial center, within Bay Isles Planned Development.
- **2014:** Town began to purchase property in developing civic/recreational portion
 - 2014 to 2017: Purchase of parcels B-1 South, B-2, and C.
 - Tract A not identified with name/not included as its own parcel in the Land Use Intensity Table.
 - Included in parcel B-1 South purchase
- Town also adopted Comprehensive Plan policies to encourage the development of a Town Center.

Background

- Town held a number of special meetings and public workshops to discuss the overall site, specific improvements, the purpose of the site, and uses.
- Town conducted surveys in 2021 and 2022 (Citizen Survey), to gauge public support for Town Center Green
- 2022: Town adopted the 2022 Strategic Initiatives,
 - Identifies a specific goal of advancing long-range plans to develop community facilities on the Town Center Green property.



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Background

- Town identified and is proceeding with three phases of the Town Center Green development:
 - Phase 1: Clearing and grading of site
 - Phase 2: Outdoor Venue and Stage
 - Phase 3: Future Building Facilities
- Proposed PUD/ODP amendment and Final Site Plan Development amendment are culmination in finalizing initial plans to complete **Phase 2** for the Town Center Green development, and furthering intent of original entitlements.



Site Character

- Primarily consists of the identifying and applying allowable uses for the property,
- Construction of a stage, pavilion, and accessory structures.
 - Accessory structures: Historical Society building, and a building for restroom facilities.
- Site Development Plan also identifies a great lawn, multi-purpose esplanade, pedestrian walking paths, a canopy tree walkway, and pedestrian bridge that connects to the Town's Tennis Center.



TOWN OF LONGBOAT KEY

Site Plan



The top left of the slide features a circular logo for the Town of Longboat Key, which includes a map of the island and a person fishing. To the right of the logo is a photograph of a beach with tall grasses in the foreground and the ocean in the background. The text 'TOWN OF LONGBOAT KEY' is written in white on a blue background below the logo and photo.

Proposed Uses

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- Purpose of PUD/ODP amendment application: assign allowable uses to the Town Center Green property.
- Town has identified the following uses for the property:
 - Government building
 - Continuing education center
 - Civic center
 - Public park and recreation center
 - Cultural center



Proposed Uses

- Site Development Plan Amendment: required component of PUD/ODP approval
 - Depicts detailed aspects of the site including allowing for the construction of a pavilion, stage and accessory uses.
- Other allowable uses identified for property → future development: **Phase 3** of the project.
- Current phase of the project utilizing the permitted MUC-1 uses of civic center and public park (pending Zoning Text Amendment).



Land Use Intensity Table

Tract	Area in Acres	D.U./Acre	Maximum D.U.	Type of Development/Building	Building Details
Public Safety Building	1.00				
<u>Town Center Green</u>	<u>4.81</u>				
Subtotal Civic Area	9.70 <u>14.51</u>				
COMMERCIAL AREA					
Offices	2.14				
Parcel B-1 North	2.38				
<u>Parcel B-1 South</u>	<u>2.81</u>				
Parcel B-2	1.65				
Parcel C	0.35				



Parking and Access

- Required parking for the Town Center Green is based on the use of “*Parks and Other Open Recreational Spaces*” for the parking calculation.
 - Required parking ratio is: “*1 parking space per 3 patrons plus one parking space per employee on largest shift.*”
 - 1 required bicycle parking space
 - Required accessible parking spaces is based upon the parking required for the use on the property.



Parking and Access

- Traffic Impact Analysis report prepared by Kimley Horn and Associates.
 - Parking calculations for a museum/cultural center (*anticipated Phase 3*) and **park**
 - Parking analysis for peak period demands by month and time of week.
 - Staff analysis of parking requirements based upon the use of stage and pavilion (**park**).
 - Peak period parking demand analysis to determine number of patrons on typical day-to-day basis for required parking calculation
 - Highest parking demand for park during peak hours requires **8 parking spaces**.
 - Final Site Development Plan: **81 parking spaces** provided



Parking and Access

- Anticipated scenarios where the Town Center Green will be used for larger attendance events.

Table 15: Longboat Key Town Center Park Special Event Parking Scenario Summary

Event Type	Event Description	Total Parking Spaces Needed for Event	Surplus/Deficit of Study Area Parking
Small Event	Small event that may happen on a weekday evening, such as a food truck event on the esplanade.	105	520
Medium Event	Moderately sized event where the great lawn is used at 50% of its capacity. An example event may be a concert series that happens once a month.	480	201
Large Event	Largest size event at the great lawn with a maximum capacity of 2,500 people standing. An example event may be something that occurs once or twice a year, such as a 4th of July event.	1,000	-397



Parking and Access

- Spaces could be used for special events, provided the Town or event sponsor enters into a shared or borrowed agreement with the surrounding property owners.
- Most properties do not operate past 5pm.
- If special event occurs in evening → potential to utilize surrounding parking.

Table 16: Surveyed Parcels Parking Count

Parcel Name	Parking Count	Operating Hours
Long Boat Key Town Hall + Tennis Courts	76	730am to 5pm
Longboat Key Library	17	Tuesday and Friday 10am to 1pm
All Angles Episcopal Church	67	Monday to Thursday 9am to 1pm Sunday 8am to 12pm Closed Friday and Saturday
Temple Beth Israel	128	530pm Friday Evening Service 10am Saturday Morning Service
United States Postal Service	64	Monday to Friday 830am to 430pm Saturday 9am to 12pm Closed Sunday
SCATA Real Estate	52	Monday to Friday 9am to 4pm
SunTrust	16	Monday to Friday 9am to 5pm Closed Saturday and Sunday
Bank of America	39	Monday to Friday 10am to 4pm Closed Saturday and Sunday
Town Center Park Parcel 1	0	n/a
Town Center Park Parcel 2	0	n/a
Town Center Park Parcel 3	78	n/a
Chase Bank	26	Monday to Friday 9am to 5pm Closed Saturday and Sunday
Long Boat Key Public Tennis Center	29	730am to 5pm
Mediterranean Plaza	89	7am to 9pm
Total	681	



Parking and Access

Proposed Condition #7:

A Special Event Transportation Management Plan shall be required for special events on the site. The requirements of the plan will depend on the type and size of event. Some of the items that may be considered by the Town of Longboat Key in the plan are:

- 1) Site access and circulation
- 2) Parking management:
 - i. Event parking pricing
 - ii. Off-site parking



Parking and Access

- iii. Other modes of transportation – to reduce vehicular trips to the site
- iv. Valet locations and operations
- v. Rideshare drop-off and pick-up locations
- vi. Disabled passenger drop-off and pick-up areas

3) Public information

4) Police control at intersections

5) Signage

6) Pedestrian management



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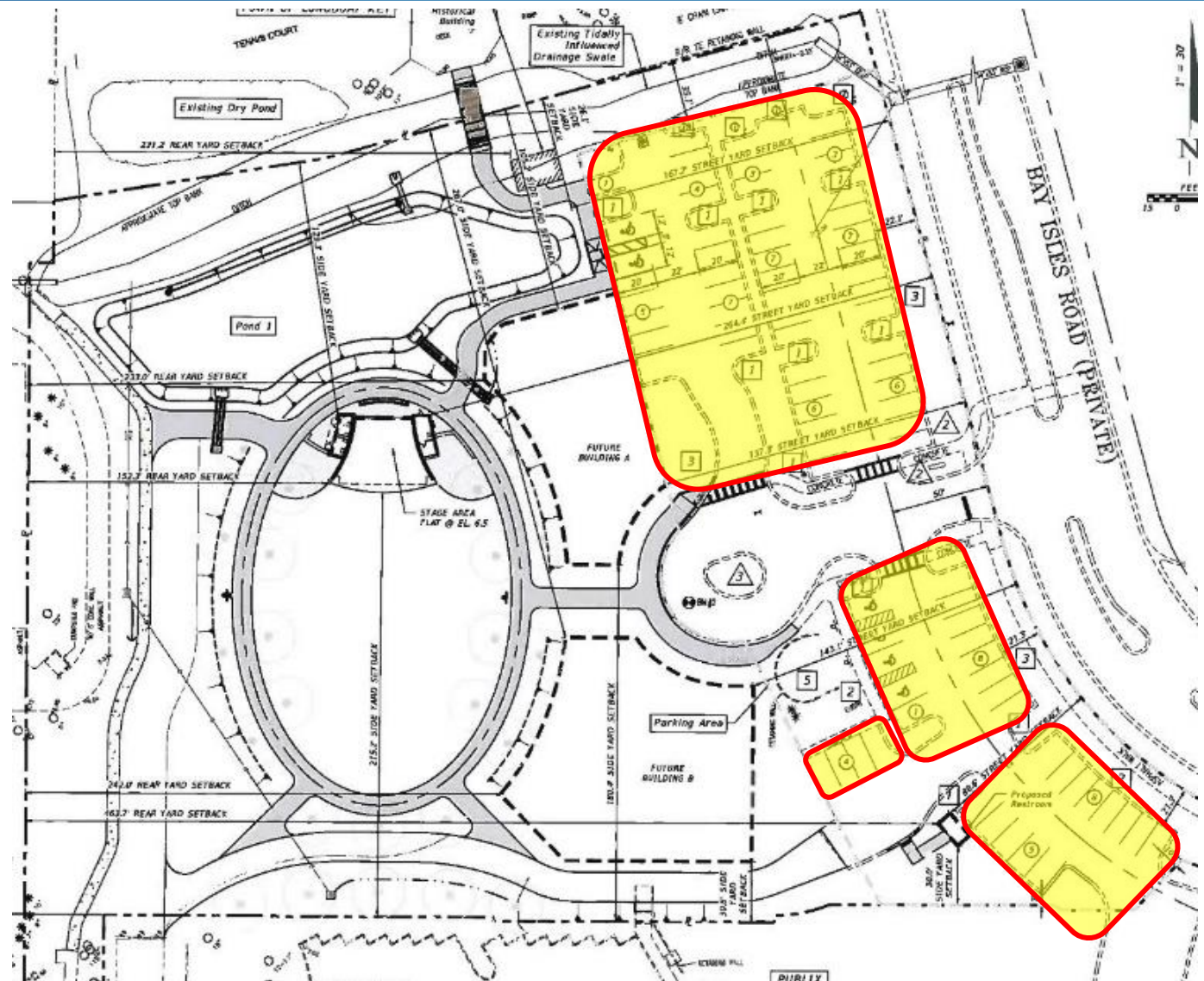
Parking and Access

- Town requires a Special Event Permit for any special event that takes place on Town property.
- Proposed condition #7 could be managed and required through the permitting process for special events.



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Parking and Access





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Open Space and Lot Coverage

Required Open Space: 50%

Proposed:

- Total Site Area: 209,490 square feet
- Total Non-Open Space (Building and Impervious Surface): 36% (75,457 square feet)
 - +2,654 (Buildings)
 - +72,803 (Parking Lot and Walkways)
- Total Open Space: 64% (134,033 square feet)



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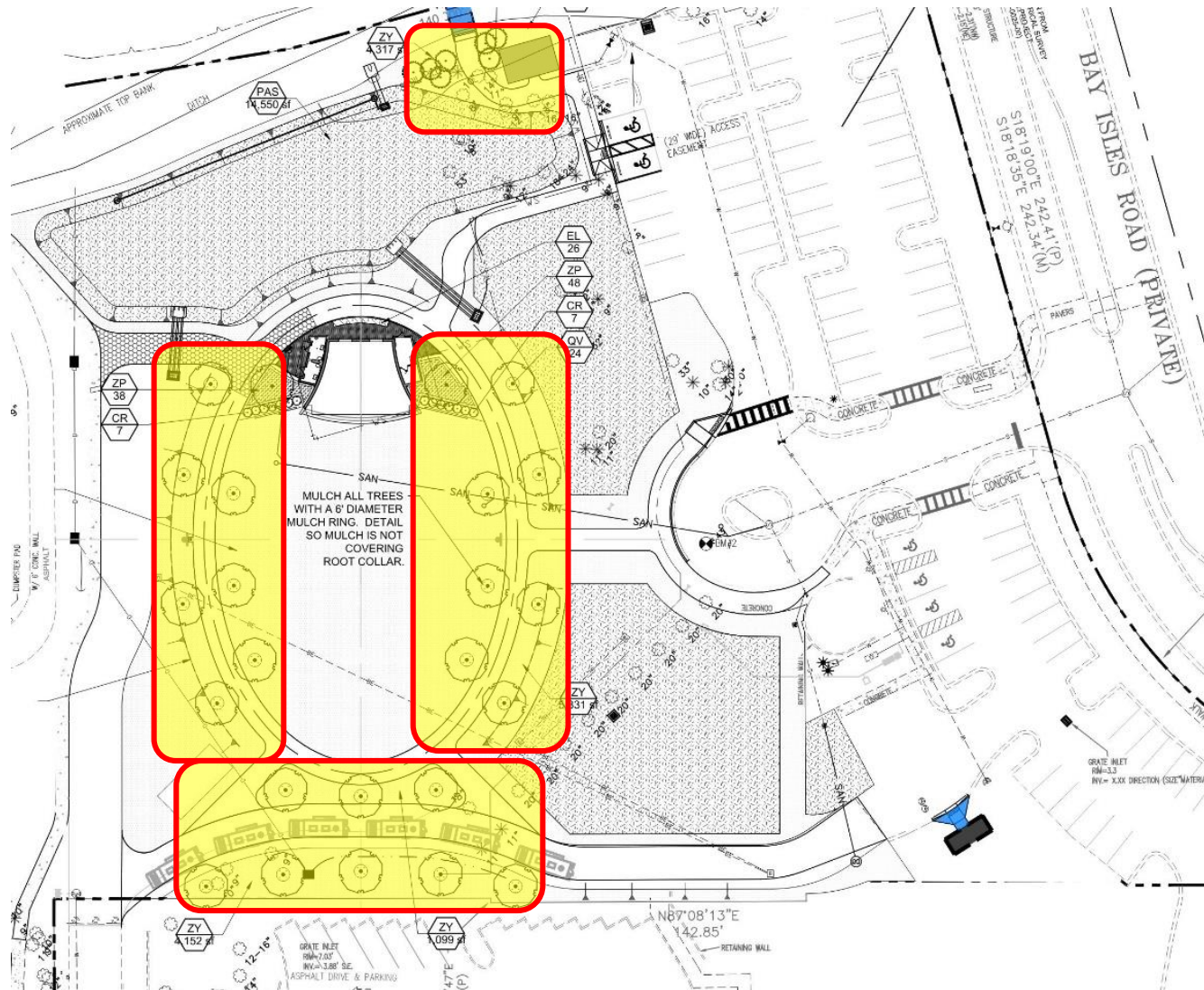
Landscaping

- 14 trees removed.
 - Removal of 14 trees requires the planting of 28 trees
- Planting Plan
 - 22 existing trees
 - 24 four-inch caliber trees
 - 7 palms
- Site will also be landscaped with Pitch Apples and different ornamental grasses.



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Landscaping





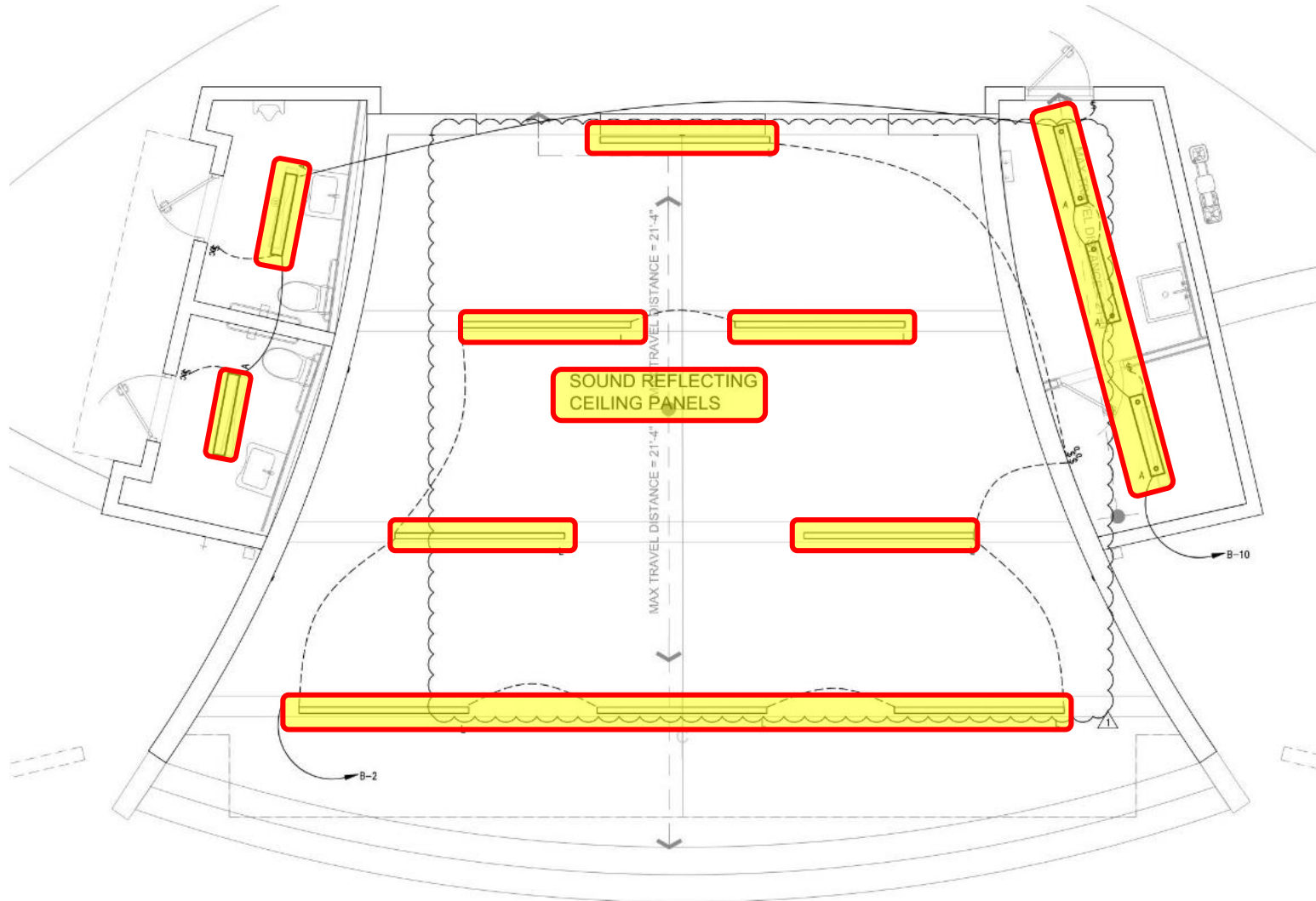
TOWN OF LONGBOAT KEY

Lighting and Sound

- Proposed lighting plan only includes lighting on the stage.
- Lighting plan does not show lighting on any other part of the site.
- Plan also indicates the installation of sound reflecting panels, which are intended to buffer the sound coming from the stage.



Lighting





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P&Z Board Recommendation

- The P&Z Board voted 6-0 to recommend approval of the PUD and ODP, with 7 conditions.
- The P&Z Board voted 6-0 to recommend approval of the Final Site Plan, with the same 7 conditions that are found in Ordinance 2023-03.



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Staff Recommendation

PUD/ODP Amendment and Site Development Plan Recommendation:

NOTE: Findings of Fact available in Staff Report

- Staff recommends **APPROVAL** of Ordinance 2023-03 and Site Development Plan Order 2023-01 to define the allowable uses, associated with the Town's phased development of the Town Center Green site and allow for the construction of a pavilion, stage, and accessory structures.
- Seven Conditions of Approval
 - Six conditions are standard (#1-6)
- Forward Ordinance 2023-03 and Site Development Plan Order 2023-01 to the March 6, 2023 Regular Meeting for second reading and public hearing.



TOWN OF LONGBOAT KEY

Site Development Plan Conditions

Condition #7:

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Site Development Plan Conditions

- i. Event parking pricing
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 - iii. Other modes of transportation – to reduce vehicular trips to the site
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