



ULI Report: Next Steps

**Town Commission Special Meeting
November 4, 2013**



ULI RECOMMENDATIONS

- Build community together
- Adapt to a changing market
- Focus on the future
- Relax rental restrictions
- Implement early actions
- Complete the Town Center
- Locate the Community/Cultural Center at the Town Center
- Improve mobility



BUILD COMMUNITY TOGETHER

- Implement early actions at opportunity sites
- Build community through shared experiences
- Find opportunities to become a more cohesive community
- Focus on future
- A common vision for the future born out of love for the community
- Create a community conversation forum (digital and physical)



FOCUS AREAS

- Gulf of Mexico Drive/Town Gateways
- Pedestrian/Bikes/Transit
- Bayfront Park/Recreation
- Town Center
- Comprehensive Plan/Land Development Code
- Whitney Plaza Area
- Rentals
- Digital Communications



Town Gateways

- Enhance North and South Gateways to Town on Gulf of Mexico Drive
 - Initiate discussions with FDOT; perhaps MPO
 - Explore options with talented professionals
 - Conduct community workshop for input and suggestions
 - Select features
 - Landscaping
 - Islands
 - Signage
 - Roundabout
 - Right-of-way requirements
 - Funding
 - Procure products/services
 - Design/construct
 - Celebrate

TOWN OF LONGBOAT KEY



Gulf of Mexico Drive

Enhance Landscape

- Initiate discussion with FDOT and community partners; perhaps MPO
- Engage professionals
- Community input
- Select Features
 - Look at plans previously designed
 - Continuous
 - Cadence
 - Keep in mind capital and maintenance costs
- Funding
- Procure products/services
- Design/construct
- Celebrate



Pedestrian/Bike

- Explore opportunities to make pedestrian and bike mobility more appealing and safer.
 - Accelerate discussion of pedestrian crossings with FDOT
 - Develop schedule
 - Figure out role of FDOT and role of Town
 - Learn from other active pedestrian/bike communities
 - Sidewalk and bike path widening
 - Explore pedestrian lighting system
 - Funding
 - Procure products/services
 - Design/construct
 - Celebrate



Transit

- Explore alternative mobility methods and improvements.
 - Initiate discussion with potential partners (Counties) and private operators (both land and water)
 - Learn from others
 - Public input/surveys
 - Select options/identify improvements
 - Shelters
 - Enhanced frequency
 - Seasonal?
 - Funding
 - Procure products/services
 - Design/construct
 - Celebrate



Bayfront Park

- Transform Bayfront Park into a recreational oasis with amenities for both current and future users.
 - Review and update recreation plans for park
 - Develop plans without Cultural/Community Center
 - Public input/Charrette
 - Coordinate with Sarasota County
 - Finalize design for current and future users
 - Funding; Grant opportunities?
 - Procure products/services
 - Construction
 - Celebrate



Town Center

- Proof of concept
 - Is the concept viable for this type of community?
 - Issues for staff and professionals
 - Adequate demand
 - Adequate space
 - Willing property owners
 - Tenants?
 - Interested developers
 - Funding mechanisms
 - Research concept in similar communities



Town Center

- Discuss with current property owners
- Secure land
- Plan
 - Develop overlay? Track with CP/LDC revisions
 - CRA and/or redevelopment grants?
 - Engage architects for design concepts
 - Engage public input
- Developer
 - Public/private partnership?



Comprehensive Plan/ Land Development Code

- Consider rewrite of both Comprehensive Plan and Land Development Code to provide guidance for future needs and flexibility for redevelopment and modernization of properties.
 - Identify partners
 - Scoping meeting with UF to determine support available (scheduled for November 18th)
 - Identify specific tasks
 - In-house tasks
 - Outsourced tasks



Comprehensive Plan/ Land Development Code

- Establish timeline
 - Determine due dates for specific deliverables
 - Track both CP and LDC on a coordinating schedule
 - Allow time for public input
 - Allow time for State review of CP
 - Track with potential actions from ULI Report
 - Adopt new elements as developed
- Establish budget needed for effort
 - Outsource costs
 - Staff resources



Whitney Plaza

- Explore potential for revitalization of Whitney Plaza area.
 - Meet with owners; understand their plans
 - Meet with Ringling School
 - Revise Overlay?
 - Combine parcels
 - Review Comprehensive Plan and Land Development Code for this site
 - Town act as facilitator



Rentals

- Consider potential relaxation of restrictions for short-term rentals, specifically during off-season.
 - Approach this carefully
 - Learn from others
 - Pay attention to State law
 - Understand potential demand
 - Public input
 - Clearly delineate guidelines
 - Impact on neighbors
 - Impact on commercial
 - If we move ahead, consider a limited experimental strategy
 - Ordinance development
 - Keep enforcement resources in mind



Digital Communications

- Explore methods to provide modern technological amenities to attract and retain a mobile generation.
 - Siting Ordinance coming forward next week
 - Build from information in hand
 - Focus on underserved areas
 - Contract for objective professional expertise
 - Explore options
 - Determine role of Town
 - Facilitator
 - Investor
 - Owner



Additional Considerations

- Other things we will have to:
 - Prioritize
 - Commit funds over multiple years
 - Develop partners
 - Work with Counties
 - Learn from others while customizing for LBK
 - Supplement staff
 - Hold ourselves accountable
 - Determine Town role in many of these topics



Next Steps

- Staff will begin creating work plans around each focus area
- Work plans will identify:
 - Goals and objectives
 - Resources
 - Major players
 - Public input activities
 - Past work on the issue
 - Approach
 - Scope
 - Milestones/schedule
- Regular reporting and requests for Town Commission direction, action, resources, etc.

REQUEST TO BE HEARD

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

Date: 11/4/13

Agenda Item: 1

Subject: Rentals

Name: (Please print legibly) S. Ragheb

Address: 7015 Bayside Dr.

*E-Mail Address (optional): _____

*Phone # (optional): _____

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

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

REQUEST TO BE HEARD

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

Date: 11-4-13

Agenda Item: 1

Subject: recreation/cultural center

Name: (Please print legibly) CORINNE F. RAGHEB

Address: 7015 Bayside Drive

*E-Mail Address (optional): _____

*Phone # (optional): 383-4561

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REQUEST TO BE HEARD

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

Date: 11/4/13 Agenda Item: _____

Subject: ULI implementation

Name: (Please print legibly) George Spill

Address: 1900 ~~State~~ Harbor Dr

*E-Mail Address (optional): _____

*Phone # (optional): _____

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REQUEST TO BE HEARD

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

Date: Nov 4, 2013 Agenda Item: ULI Recommendations

Subject: Relaxation of 90 day rental requirement

Name: (Please print legibly) Andrew Aitken

Address: 5970 Emerald Harbor Dr

*E-Mail Address (optional): _____

*Phone # (optional): _____

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REQUEST TO BE HEARD

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

Date: 11/4/13 Agenda Item: 1

Subject: ULI Report

Name: (Please print legibly) Larry Grossman

Address: 763A St. Johns Drive N

*E-Mail Address (optional): _____

*Phone # (optional): _____

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REQUEST TO BE HEARD

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

Date: 11/4/13 Agenda Item: 1

Subject: _____

Name: (Please print legibly) Warner Hackett

Address: _____

*E-Mail Address (optional): _____

*Phone # (optional): _____

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REQUEST TO BE HEARD

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

Date: 11/4/13

Agenda Item: Spec Meeting

Subject: Tariff units

Name: (Please print legibly) Gene Jaleski

Address: 671 Cedar Dr

*E-Mail Address (optional): _____

*Phone # (optional): _____

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