

Regular Workshop – January 21, 2014
Agenda Item 7

Agenda Item: ULI Implementation Staff Report

Presenter: Town Manager and Staff

Summary: Town staff will discuss their efforts toward implementation of the focus area initiatives based on the ULI study recommendations. The presentation will include a progress update of the proposed Bayfront Park improvements, Gulf of Mexico Drive corridor enhancements, the Town Center concept and other initiatives.

Attachments: 1-15-14 Memo, Manager to Commission;
PowerPoint Presentation.

**Recommended
Action:** Pending discussion, provide direction to Manager

M E M O R A N D U M

Date: January 15, 2014

TO: Commission
FROM: Dave Bullock, Town Manager
SUBJECT: ULI Implementation Staff Report

In October 2013, the Town contracted with the Urban Land Institute (ULI) to help address concerns related to land use planning and future development of Longboat Key. The ULI panel conducted the study through research and stakeholder interviews. The results of the ULI study were presented in a presentation to the Town Commission on October 25, 2013. Staff reviewed a draft report and provided comments to ULI on December 26, 2013. The final report is anticipated within the next few weeks.

From the study, Staff organized the recommendations into eight focus areas. Since October, Staff have been working towards the implementation of initiatives under the following 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

Staff will present a progress update on the initiatives to the Town Commission at the January 21, 2014 Regular Workshop. Please let me know if you have any questions regarding this agenda item.

TOWN OF LONGBOAT KEY



ULI IMPLEMENTATION UPDATE

**Town Commission Regular Workshop
January 21, 2014**

TOWN OF LONGBOAT KEY



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 OF LONGBOAT KEY



GMD Pedestrian Crossings

- FDOT Design Underway
 - Beach Access, North of Diplomat Condo (3175 GMD)
 - Bayport (3855 GMD)
 - North of Club Longboat Condo (5055 GMD)
 - South of Centre Shoppes (5350 GMD)
 - North of Spanish Drive (5800 GMD)
 - Spanish Main HOA Requested Crossing Not be Constructed
- Construction Start Anticipated in Late 2014
- Exploration of Crosswalk at Hilton

TOWN OF LONGBOAT KEY



Sidewalk Gap – Broadway to Longboat Pass Bridge

- Town applying for grant through MPO
- Application due February 1, 2014
- Rankings Summer 2014
- If approved, Funding Available 2019

TOWN OF LONGBOAT KEY



GMD Landscape & Gateways

- Met with MPO/FDOT
- Limited Funding Availability
- Will Need to Self-fund

TOWN OF LONGBOAT KEY



GMD Lighting

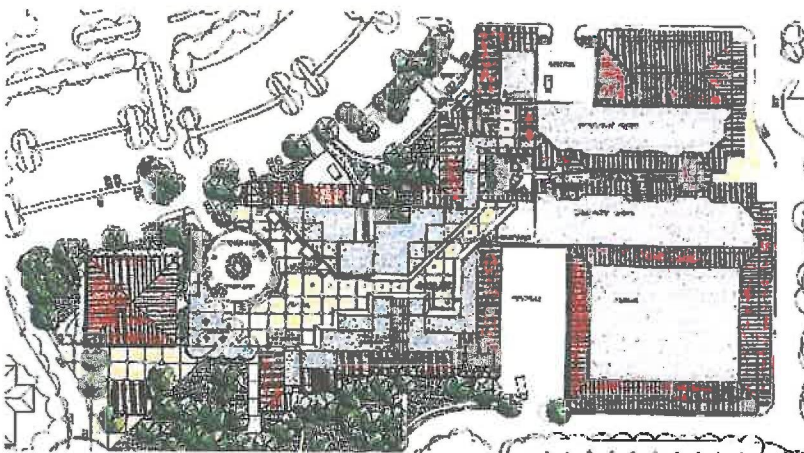
- FDOT Receptive to Perform More Detailed Lighting Study
- Limited Funding Availability
- Long Term Project

TOWN OF LONGBOAT KEY



Town Center

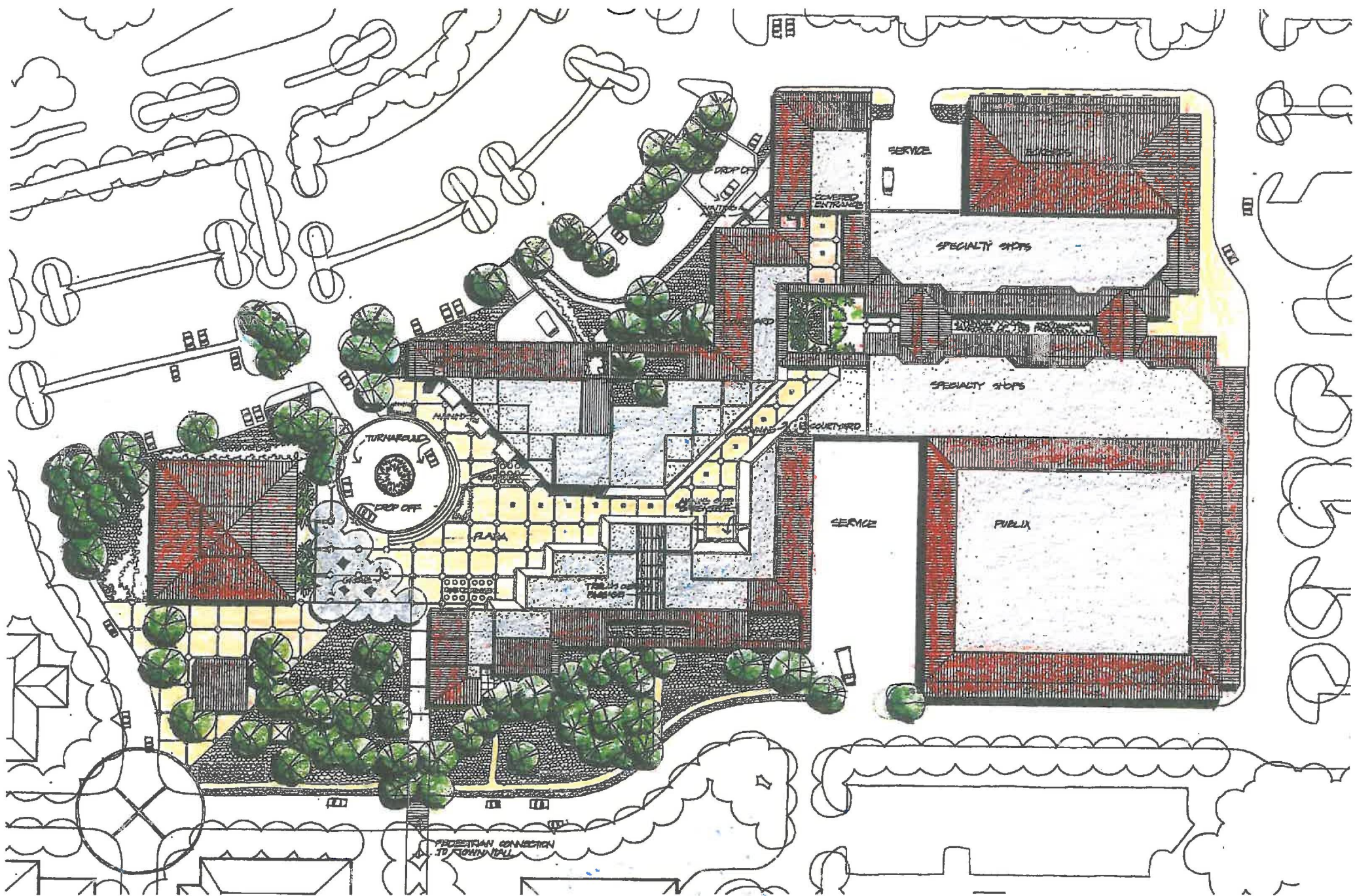
- Original Town Center Proposal 1980's
- Conducting Discussions with the Area's Current Property Owners
- Potential for Land Acquisition
- Exploration of Developer Interest
- Land Development Code Revisions
 - Comprehensive Plan allows for a Town Center
 - Need overlay or other Code revisions to accommodate cohesive development
 - Opportunity to utilize UF Urban Design Studio



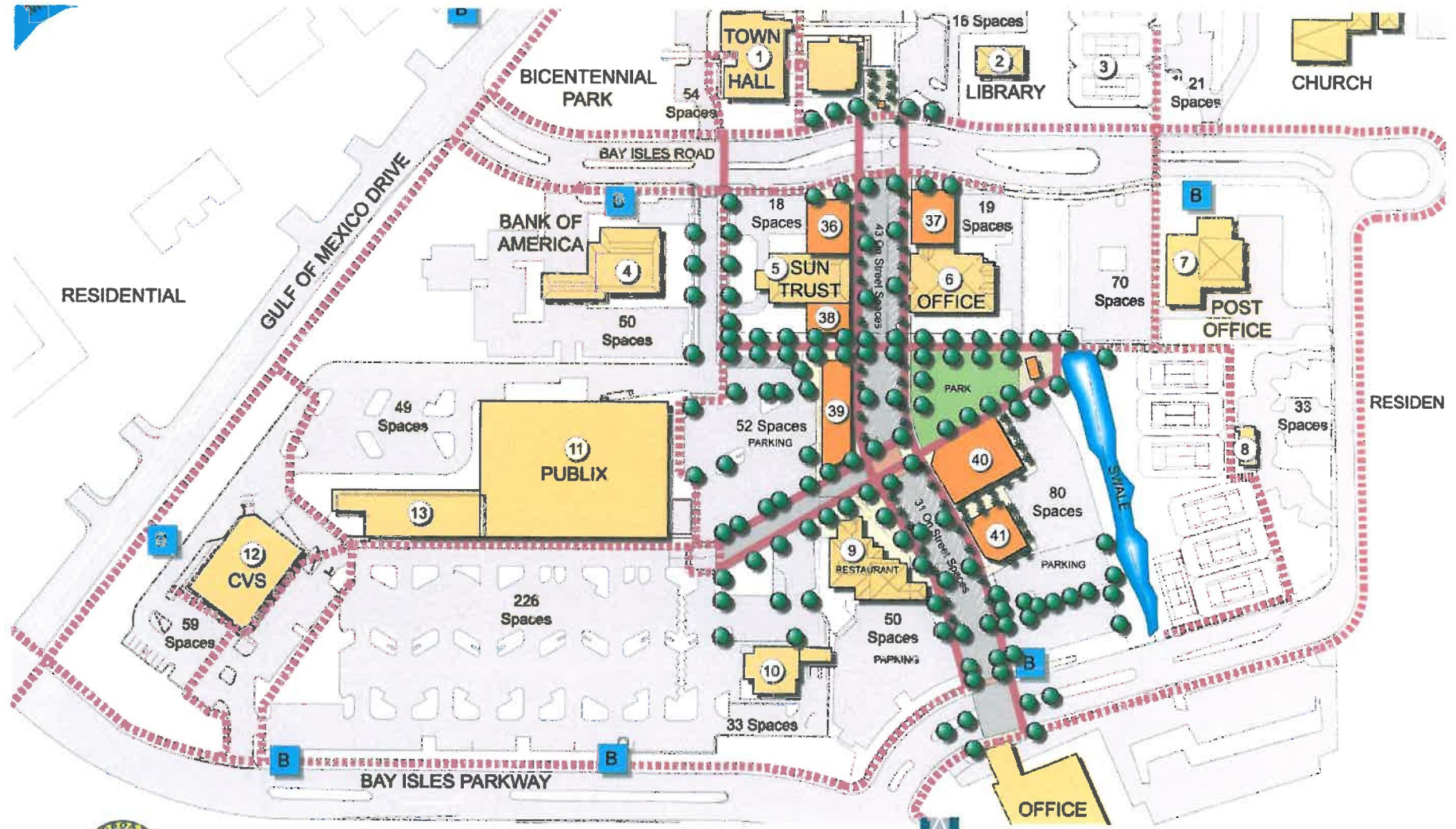
Longboat Key Town Plaza
Longboat Key, Florida

This Town Center was designed to link existing government buildings and retail complex with a central public plaza lined with retail shops. The development is organized to be the main retail center for this community.





TOWN OF LONGBOAT KEY

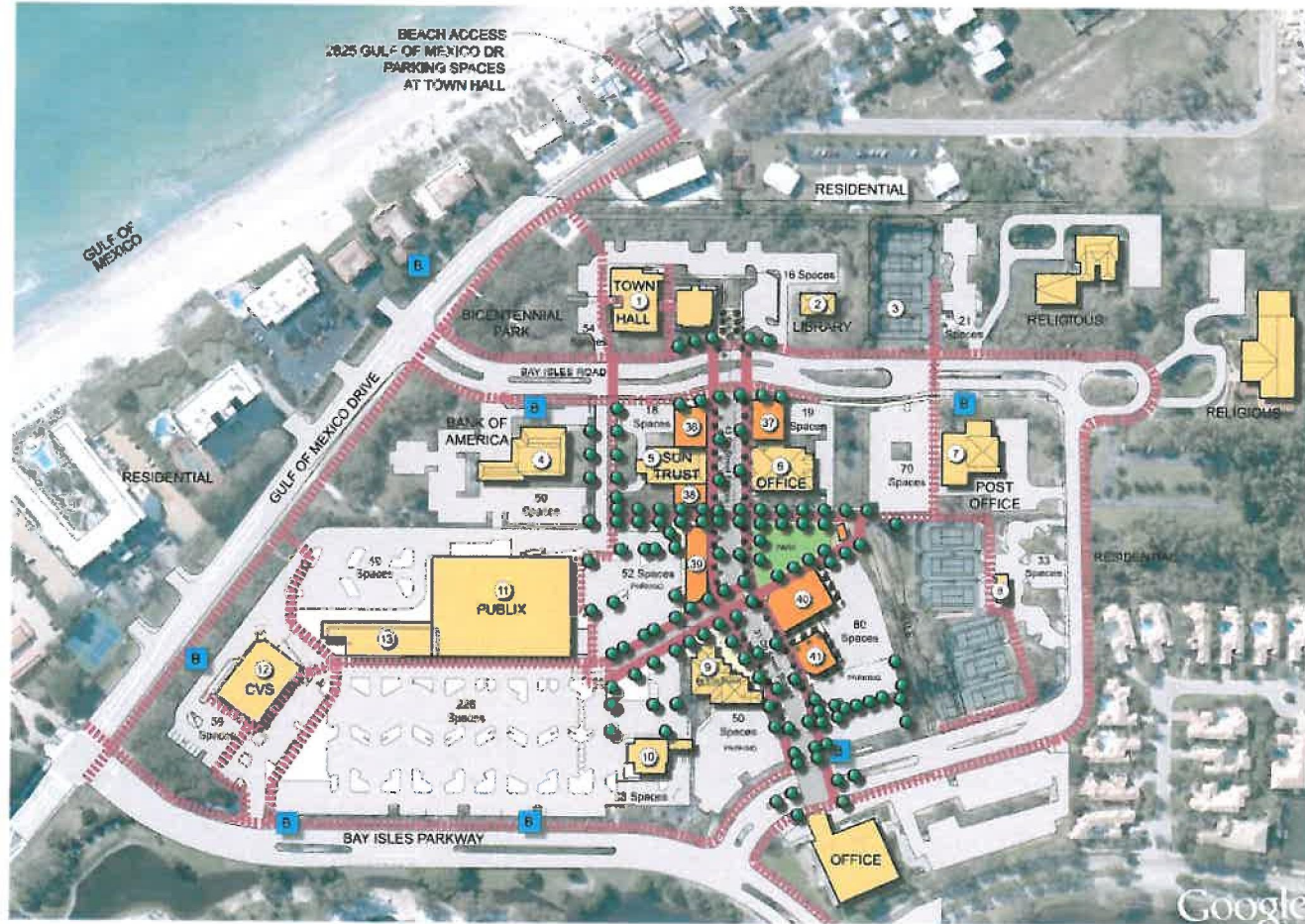


COMBINED CONCEPT PLAN Longboat Key Town Center



Dec. 9, 2013

TOWN OF LONGBOAT KEY



BEACH ACCESS PLAN Longboat Key Town Center



Dec. 19, 2013

TOWN OF LONGBOAT KEY



Bayfront Park

- Coordination Meetings with Sarasota County Staff
- Exploring County Funding Avenues
- Develop Plans without a Community Center Component
- Public Input / Charette

TOWN OF LONGBOAT KEY



Comprehensive Plan/ Land Development Code

- Short-term
 - Outline Development Plan (ODP) Process – PZB 1/21
 - Town Center Overlay – Late 2014/Early 2015
 - Comprehensive Plan revisions related to Hayworth Decision – Late 2014
- Long-term
 - Address Nonconforming Uses to legalize those deemed appropriate – Early/Mid 2015
 - Replace ODP Process – Mid/Late 2015
 - Comprehensive Plan related to Replaced ODP Process – Mid/Late 2015



Digital Communications

- Technology Review
 - Staff Conducting Discussions with Experts to Provide Assistance
- Telecommunication Ordinance
 - Staff Redrafting Ordinance to Not Include Cellular Tower Options – March/April 2014



Integration with ULI Implementation Advisory Committee

- Committee Recommendations to Town Commission for direction
- Utilization of experts and workshops for specific focus areas
- ULI Committee Discussing Cultural Center Uses, GMD Improvements, Bayfront Park Uses

TOWN OF LONGBOAT KEY



Items Not Currently in Progress

- Whitney Beach
- Rental Code Relaxation



End of Agenda Item