

TCSm 6-27-94

M E M O R A N D U M

DATE: 06-23-94

TO: Town Commission

FROM: Griff H. Roberts, Town Manager

SUBJECT: Joan M. Durante Community Park Site Plan

We are pleased to submit the attached packet which contains the site plan for the community park, staff's report to the Planning & Zoning Board, and minutes of the Planning & Zoning Board meeting of June 21st containing their recommendation to you for approval of the proposed site plan.

As a follow-up report to you, I wish to advise that the site plan was revised for submittal to the P&Z Board based upon your decision as the developer to eliminate reference to the square footage size of the building, including your request that the structure be an open air type of facility for greater compatibility to the natural surroundings. In lieu of specifics regarding a building, staff and the architect presented to the P&Z Board a narrative description (please see Exhibit "B", Resolution 94-27) of the welcome center which incorporated your desires.

The P&Z Board recommendation for approval of the site plan was made subject to the Town selecting qualified architectural and landscaping design professionals to provide appropriate design services for the proper execution of the project. As background information on our use of professionals, I will briefly review our current status in this regard. As you know, we have extended the Maddox and Associates contract to include coordination for overall site planning for the entire community park. In addition, we retained Dr. John Morrill of New College, a noted environmental expert who is coordinating and directing the removal of exotics from the site. It has been our intention to utilize the expertise of Maddox and Associates and Dr. Morrill with assistance from Steve Schield, our Parks and Environmental Officer who is a licensed landscape architect, to generally plan the landscape design except for the botanical garden portion of the project. It has been our intent to select a professional landscape architect for design of the botanical garden. Pursuant to the P&Z Board's recommendation, I have advised Bill Maddox of the possibility that you may desire a professional landscape architect be retained for the entire landscape design. If this is your desire, it can be accomplished as a sub-contractor to Maddox and Associates, but with the proviso that the Town Commission will make the selection of the landscape architect.

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Also, I wish to call your attention to Dan Gaffney's Supplemental Staff Report, dated June 23, 1994, confirming that the subject site plan satisfies the requirements of our Code and does not seek any departures from these requirements.

A handwritten signature in dark ink, appearing to be 'JMD' or similar, located below the main text block.

GHR/dhs

cc: Planning & Zoning Board
Dan Gaffney, Planning, Zoning, Building Director
David Persson, Town Attorney

RESOLUTION 94-27

A RESOLUTION APPROVING A SITE PLAN FOR THE JOAN M. DURANTE COMMUNITY PARK, 5550-5568 GULF OF MEXICO DRIVE AND 710 & 711 GULF BAY ROAD, TO PERMIT THE DEVELOPMENT OF A PASSIVE, OPEN SPACE USE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF LONGBOAT KEY OPEN SPACE ZONING DISTRICT; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Longboat Key is the owner of the subject property which is currently zoned OS - Open Space District and R-3MX, Low-Medium Density Mixed Residential District; and

WHEREAS, the applicant, the Town of Longboat Key, has made application for approval of a site plan and special exception for the Joan M. Durante Community Park, 5550-5568 Gulf of Mexico Drive and 710 & 711 Gulf Bay Road; and

WHEREAS, the Planning and Zoning Official has in timely fashion accepted the Site Plan and Special Exception 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 Site Plan and Special Exception Application and has approved the special exception use and recommended to the Town Commission along with their findings that the proposed site plan 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 regulations of the zoning district in which it is located.
- (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 (1) sufficiency of ownership, and (2) guarantees for completion of all required improvements and continued maintenance.

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

Section 1. The site plan for Joan M. Durante Community Park, 5550-5568 Gulf of Mexico Drive and 710 & 711 Gulf Bay Road, Longboat Key, Florida 34228, dated June 15, 1994, is hereby approved subject to the conditions attached hereto marked Exhibit "A", "Conditions Requisite for Approval", Site Plan Approval, Joan M. Durante Community Park, and dated concurrently with this Resolution.

Section 2. This Resolution shall become effective immediately upon adoption.

ADOPTED at a meeting of the Town Commission of the Town of Longboat Key on the _____ day of _____, 1994.

Mayor

Attest:

Town Clerk

Attachment: Exhibit "A"
Exhibit "B"

EXHIBIT "A"

RESOLUTION 94-27

CONDITIONS REQUISITE FOR APPROVAL
SITE PLAN REVIEW

JOAN M. DURANTE COMMUNITY PARK

- 1) The Town will retain qualified architectural and landscape design professionals to provide appropriate design services for the proper execution of the project.
- 2) Bicycle racks shall be provided on the site to accommodate bicyclists visiting the park.
- 3) The building shall be designed in accordance with the architectural design parameters contained in Exhibit "B" attached hereto.
- 4) Prior to the issuance of any building permit, all applications for permits submitted to any outside permitting agency, and all applicable permits received from such agencies shall be submitted to the Town's Building Department.
- 5) All utilities shall be located underground.
- 6) A construction fence shall be provided to secure the construction site.
- 7) The stormwater management system shall be designed and maintained in perpetuity in accordance with the provisions of the SWFWMD and the Manatee County Mosquito Control Department.
- 8) The Public Works Department shall review and approve the construction of utilities, storm water system and all site work, including all necessary off-site improvements, prior to the commencement of this work.
- 9) Except for the 20 ft. perimeter buffer areas, all nuisance exotic species of trees on the entire site shall be removed including Australian Pine (*Casuarina* spp.) and Brazilian Pepper (*Schinus terebinthifolius*) and every effort will be made to adjust the location of the proposed facility to avoid the removal of native vegetation. Wherever such vegetation has to be removed, however, (i.e., having a diameter of four inches or more), the applicant shall replace each tree on the site at the rate of at

least two (2) trees for every tree removed. All landscaping activities and work resulting from this condition shall be incorporated into a detailed landscaping plan for all common areas to be submitted to the Town and approved by the Planning and Building Departments prior to the issuance of a building permit. All landscaping work activities shall not only meet the conditions of this development order but also the provisions of the Town's Tree Ordinance.

10) Native and drought resistant plant species should be used in the buffer and other common areas to reduce water requirements. No more than 25% of the site may be planted in sod or plant species that are not drought resistant.

11) Complete application for the issuance of building permits to be submitted and a building permit issued on or before June 27, 1995 (a complete building permit application must be filed at least 30 calendar days prior to the building permit issuance deadline).

12) The provisions of the site plan application for the subject property dated June 14, 1994, and received on June 15, 1994, shall be complied with unless waived or modified by the above conditions or by written agreement between the Town and the applicant or amended pursuant to Code.

13) In accordance with Section 158.099(F) of the Town Code, an approved site plan becomes null and void if:

- (1) The applicant shall abandon the plan or the section thereof that has been finally approved, and shall so notify the Town Commission in writing; or
- (2) A complete application for a building permit has not been submitted to the Town and a building permit issued on or before June 27, 1995; or
- (3) A final Certificate of Occupancy for all phases of the project has not been issued within three years from the date set for receipt of a complete application for building permit for the final building of development phase of the project.

EXHIBIT "B"

RESOLUTION 94-27

ARCHITECTURAL PARAMETERS SUGGESTED FOR THE
JOAN M. DURANTE COMMUNITY PARK BUILDING

It is the desire of the Town of Longboat Key to establish a park that will provide long-term preservation and enhancement of natural barrier island habitats while being accessible to the residents of the key.

The Community Park should provide a setting for passive enjoyment as well as active educational enrichment.

Based on these objectives, it seems appropriate that all man-made structures be subordinate to the natural setting. It also seems appropriate that all materials selected for the structures be harmonious with the landscape and characteristic of barrier island architecture.

The Welcome Center should be, in concept, a pavilion or gazebo set in the landscape. The slightly elevated, heavy timber wood structure should have a "transparent" quality so that the natural setting is predominant. The appropriate roofing material would be metal standing seam or wood shakes.

Upon entering the Welcome Center, the lobby should be a point of orientation for the entire park with a clear, inviting view of the nature trails and botanical gardens beyond. Information about the park and its amenities should be available here. The lobby should also provide the focal point for a memorial to the benefactor's late wife.

Adjacent to the lobby should be an interpretive center where changing exhibits describe and display the features and functions of certain natural barrier island habitats. The setting for the exhibits should be an open gallery with a full view to the outdoors. A "warm" interior of wood floors and ceilings enhance the natural setting.

RESOLUTION 94-27 (CONT)

X Immediately outside the interpretive center on a terrace or deck should be an outdoor gathering space for "hands-on" exhibitions or demonstrations.

X Certain ancillary functions should also be housed in the Welcome Center such as storage areas and restrooms, if required. In keeping with the Florida House Program, any such restrooms, if required, should be serviced by the use of cisterns.

In general, the design and layout of the pavilion/gazebo will be in accordance with the Florida House Program, with perimeter landscaping designed in accordance with the Florida Lawn and Yard Project.

Other site structures, such as a shade pavilion or kiosk, should follow the same architectural theme as the Welcome Center.

M E M O R A N D U M

DATE: 06-23-94

TO: Griff Roberts, Town Manager

FROM: Daniel Gaffney, Planning, Zoning & Building Director

SUBJECT: JOAN M. DURANTE COMMUNITY PARK: SUPPLEMENTAL STAFF
REPORT

As you may be aware, all procedural and substantive requirements of Town Codes regarding site plan and special exception use applications have been satisfied for the Joan M. Durante Community Park plans. As such, except for the waiver of Town permit fees, this project does not seek any departures from the requirements of the Longboat Key Zoning Code.

On June 21, 1994, public hearings on the proposed plans were held before the Town's Planning and Zoning Board. In addition to the standard conditions of approval which are imposed upon all site plans, as reflected in draft Resolution 94-27, the P&Z Board unanimously recommended APPROVAL of the plans, subject to the following condition:

THE TOWN WILL RETAIN QUALIFIED ARCHITECTURAL AND LANDSCAPE DESIGN PROFESSIONALS TO PROVIDE APPROPRIATE DESIGN SERVICES FOR THE PROPER EXECUTION OF THE PROJECT.

DG/dmc

M E M O R A N D U M

DATE: 06-22-94

TO: Griff Roberts, Town Manager
FROM: Daniel Gaffney, Planning, Zoning & Building Director
SUBJECT: JOAN M. DURANTE COMMUNITY PARK: APPLICATION FOR SITE
PLAN AND SPECIAL EXCEPTION APPROVAL

APPLICANT: Town of Longboat Key
SITE LOCATION: 5550, 5560, 5564 & 5568 Gulf of Mexico Dr.
710 & 711 Gulf Bay Road
EXISTING ZONING: OS, Open Space District
R-3MX, Low-Medium Density Mixed Residential
FUTURE LAND USE
DESIGNATION: OS, Open Space
RM-3MX, Medium Density Single-Family/Mixed
Residential
EXISTING USE: Open Space

REQUEST: The applicant requests the following:

- A) Site Plan approval for the Durante Park Development which includes the following improvements:
- Botanical Garden
 - A small-scale welcome center (pavilion/gazebo)
 - Off-street parking area (16 spaces in a park-like setting)
 - A shell driveway (20 ft. wide)
 - A park nursery (1800 sq.ft. shade house/pole building)
 - A kiosk
 - A shell pathway/nature trail
 - An elevated boardwalk (intermittent locations)
 - A twenty (20) foot wide perimeter landscape buffer
 - A boat ramp and boat dock
 - A wood foot bridge
 - An emergency vehicle access drive (12 ft. wide)
 - Decorative security gates
- B) The granting of a Special Exception to permit; an emergency vehicle access drive, a boat ramp, boat dock, and a wood foot bridge, on land zoned R-3MX.
-

PROJECT SUMMARY:

Conceptual plans for the north Joan M. Durante Community Park were previously approved by the Town Commission in 1993. Financing and development of this passive park have been conceptual based upon a written agreement between the Town and the benefactor- James P. Durante.

Located along Gulf of Mexico Drive between Euphemia Haye and the Longboat Observer, this 18+ acre site is predominantly zoned Open Space. A small portion of the property located along the bay at the end of Gulf Bay Road is zoned R-3MX. While passive recreation and accessory buildings are a permitted use within Open Space districts, subject to site plan review, similar uses within residential districts are subject to special exception approval.

Upon approval of conceptual plans and written agreement with the benefactor, the Town hired consultants to assist staff in completing the site plan for this property. Specifically, Maddox & Associates were hired to prepare the site plan and support documentation, while Dr. John Morrill of USF/New College was hired for environmental oversight in the preparation of plans and site development. The results of this work are reflected in the site plan application package which has been enclosed for your review and consideration.

As reflected in the enclosed plans, the predominant use of the site provides for nature trails which meander through a botanical garden setting from Gulf of Mexico Drive to the Bay. The first phase of development is the removal of exotic species, specifically Brazilian Pepper and Australian Pine trees which are prevalent throughout the site. Upon completion, the remaining native trees and vegetation will form the basis of the botanical garden. These banyan, palm and cedar tree clusters will be maintained and supplemented with additional plantings and identified by descriptive signage. The nature trail will be aligned and laid-out to skirt the edges of, and meander through the botanical and native vegetation. The path itself will consist of a combination of natural pathways, shell where appropriate to accommodate the disabled, and boardwalks where necessary to cross jurisdictional wetland areas. A small kiosk will be included along the pathway for informational and directional purposes. A 300 sq.ft. dock and boat ramp will be located along the Bay for police, fire and marine patrol, with minimal access provided for emergency vehicles only from Gulf Bay Road through a decorative gate. A wooden foot bridge will also span the bay inlet and connect with the Town tennis center site which is currently in process.

As accessory to the principal use described, a small-scale welcome center/gazebo will be located mid-point on the property. This building will be elevated, housing interpretive and cultural displays pertaining to the site, and a portrait of the park's namesake, Joan M. Durante. Designed in accordance with the Florida House program, this pavilion-type building will be energy-efficient, low-maintenance, and a model for future use and

conservation of natural resources. If required by code, handicap accessible restrooms will be designed for use by cisterns, which will eliminate stormwater run-off and negate the need to connect to potable water supplies. The park nursery includes a simple 1800 sq.ft. pole building which will provide shade canopy for on-site nursery stock and supplies, with maintenance access provided from the Town's lift station located along Gulf Bay Road. A water fountain connected to an existing water well on-site, and intermittent park benches located along the trail will provide additional amenities to enhance use and enjoyment of the site by Town residents.

Of final note is the retention of a 20 ft. wide perimeter buffer of trees and vegetation along the north and south property lines to ensure a natural passive park-like setting. Completion of the project as reflected on the enclosed site plan will be phased, as outlined below:

- PHASE 1: Removal of exotic, nuisance vegetation within the first 400 ft. of site by Public Works staff would be completed during the summer of 1994.
- PHASE 2: Construction of the first phase nature trail, welcome center, nursery, entrance drive and parking area by March, 1995 including exotic removal from remainder of the site.
- PHASE 3: Construction of the botanical garden, bayside dock facilities and completion of the nature trail and mitigation required by the State during calendar year 1995.

STAFF ASSESSMENT OF SITE PLAN APPLICATION

The predominant zoning of this property is "OS", OPEN SPACE DISTRICT. As reflected in the Town Comprehensive Plan and as reiterated in the Town Zoning Code, these districts have been established for environmentally-sensitive publicly owned open spaces with environmental resources protected and remaining in a natural state with little disturbance from man. Permitted uses for this district include; bird and wildlife sanctuaries and nature areas, public open areas for passive recreational activities, essential services, and accessory supporting facilities for passive recreational activities. As proposed, the site plan for this community park is consistent with the Comprehensive Plan, and is consistent with the intent and purpose of the "OS" zoning district in which it is located.

As per Town Code Section 158.03, the granting of approval for site plan applications by resolution must include conclusions and findings of facts related to the proposal. This application for Site Plan approval has been reviewed by staff for compliance with all applicable requirements of Town Codes. Based upon staff's assessment, the following conclusions and findings are provided for your review and consideration:

CONCLUSIONS AND FINDINGS OF FACT

- (A) The site plan is consistent with the Comprehensive Plan and the purpose and intent of the zoning district in which it is located.
- (B) The site plan is in conformance with all applicable regulations of the zoning district in which it is located.
- (C) The site plan is in conformance with the Town's subdivision regulations, Chapter 157, and all other applicable Town Code requirements including the design, adequacy, and construction of streets, drainage, utility facilities, and other essential services.
- (D) The site plan is consistent with good design standards in respect to all external relationships, including but not limited to relationship to adjoining properties; internal circulation, both vehicular and pedestrian; disposition and use of open space, provision of screening and buffering, and preservation of existing natural features including trees; size and apparent bulk of structures; and building arrangements both between buildings in the proposed development and those adjoining the site.
- (E) The site plan is in conformance with Town policy in respect to sufficiency of ownership.

In summary, all procedural and substantive requirements of Town Codes regarding site plan applications have been satisfied, and staff would recommend APPROVAL of the site plan for the Joan M. Durante Community Park.

STAFF ASSESSMENT OF SPECIAL EXCEPTION APPLICATION

Parks and recreational facilities are identified as a special exception use within residential areas on Longboat Key. As previously noted, those community park facilities which are located along the bay at the end of Gulf Bay Road are situated on residentially zoned property and therefore require approval as a special exception use.

As per Town Code Section 158.126, before any special exception can be granted, the P&Z Board must provide findings that the grant of the special exception will not adversely affect the public interest, and that satisfactory provision is made regarding specific evaluation criteria. The specific criteria have been addressed by staff, and outlined below for your review and consideration. Based upon staff's assessment, as outlined below, grant of the special exception use for the Community Park will not adversely affect the public interest, and staff would recommend APPROVAL:

ASSESSMENT OF SPECIAL EXCEPTION USE CRITERIA

1. The proposed use is in compliance with all elements of the Comprehensive Plan. The Comprehensive Plan specifically designates the area as a nature study/conservation use.
2. The proposed use is a special exception use as set forth in the Schedule of Use Regulations. Park and Recreational Uses are permitted special exception uses in the R-3MX Zoning District.
3. Ingress and egress to the property and proposed structures thereon are provided which adequately address automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.
4. Off-street parking and loading areas are not proposed in the area of the park zoned R-3MX. The park's off-street parking is appropriately designed to provide automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe; the siting of the off-street parking area will not create noise, glare, economic or other negative impacts on adjoining properties and properties generally in the district.
5. Refuse and service areas are not proposed in the area of the park zoned R-3MX.
6. Utility service is not proposed in the area of the park zoned R-3MX.
7. Screening of the proposed use is provided through a twenty (20) foot wide landscape buffer that adequately mitigates any impacts of the proposed use on adjacent properties.
8. Exterior lighting is not proposed. Proposed information and safety signs are compatible and in harmony with properties in the district.
9. The proposed use conforms with yard and open space requirements.
10. The proposed use conforms with all applicable regulations governing the district in which it is located.
11. The proposed use is generally compatible with adjacent properties and other properties in the district. The compatibility of the proposed use is specifically evaluated through the following criteria:
 - a. The proposed use will not be contrary to the land use plan and will not have an adverse effect on the Comprehensive Plan.

- b. The proposed use will be compatible with the established land use pattern.
- c. The proposed use will not materially alter the population density pattern and therefore not increase or overtax the load on public facilities such as schools, utilities and streets.
- d. Changed or changing conditions result in the proposed use being advantageous to the community and the neighborhood, the changed condition being town acquisition of land; the implementation of the Comprehensive Plan.
- e. The proposed use will not adversely influence living conditions in the neighborhood, rather the proposed "low intensity" park will generate benefits in the neighborhood, namely economic, recreational and environmental benefits.
- f. The proposed use will not create or excessively increase traffic congestion or otherwise affect public safety.
- g. The proposed use will not create a drainage problem.
- h. The proposed use will not seriously reduce the flows of light and air to adjacent areas; rather the proposed park will environmentally enhance the adjacent areas.
- i. The proposed use will not adversely affect property values in the adjacent area.
- j. The proposed use will not be a deterrent to the improvement or development of adjacent property in accordance with existing regulations.
- k. The proposed use will not be out of scale with the needs or the neighborhood or the town.

PLANNING AND ZONING BOARD SUMMARY OF ACTIONS:

After due public notice, public hearings on the site plan and special exception application were held before the P&Z Board on June 21, 1994. By unanimous motion, the P&Z Board APPROVED the special exception use for this property based upon findings reflected in the 6-16-94 staff report. In addition, and also by unanimous motion, the P&Z Board recommended APPROVAL of the site plan application subject to the conditions reflected in draft Resolution 94-27 which is enclosed for your review and consideration.

MINUTES OF JUNE 21, 1994 P&Z BOARD MEETING

TOWN OF LONGBOAT KEY
PLANNING AND ZONING BOARD
MINUTES OF REGULAR MEETING

DRAFT

JUNE 21, 1994

The regular meeting of the Planning and Zoning Board was called to order at 9:00 a.m.

Members Present: Chairman Karsh, Vice-Chairman Rosenberg, Secretary Solo, Members Hamovit, Legler, Diamant, Rothenberg, Monroe

Members Absent: Members Landon

Also Present: Mike Furen, Robert Roskamp, Bill Carman, Ken Hansen, Gary Landry, Don Jelinek, Beth Struble, Griff Roberts, Town Manager; David Persson, Town Attorney; Daniel Gaffney, Planning, Zoning & Building Director; Scott Pickett, Planner; Donna Chipman, Administrative Secretary

AGENDA ITEM #2
APPROVAL OF MINUTES

Mr. Solo commented he had several changes for the minutes of the special meeting of 5-31-94. He referred to page 7, second paragraph, last sentence, and stated the word "not" should be inserted after the words "there were (not) any arguments...". Also, in the ODP and site plan motions on page 11, the word "and" should be "or" so the motion would state "...permit is not granted or the structure is not...".

MR. LEGLER MOVED THE MINUTES OF THE 5-10-94 SPECIAL MEETING, 5-17-94 REGULAR MEETING AND THE 5-31-94 SPECIAL MEETING BE APPROVED AS CORRECTED. MR. DIAMANT SECONDED THE MOTION. MOTION CARRIED UNANIMOUSLY.

AGENDA ITEM #3
JOAN M. DURANTE COMMUNITY PARK

Mr. Karsh commented that the hearing was quasi-judicial. Mrs. Chipman swore-in all those testifying at this hearing.

Griff Roberts, Town Manager, stated he was representing the Town Commission on the application for the Joan M. Durante Community Park. He commented that the Town Commission had received the site plan and reviewed it in their capacity as the developer of the project, and then forwarded the plans to the P&Z Board for their recommendation. He reviewed the history of the project with the Board. He stated that in 1993 the Town Commission designated the two Ansel tracts, which were Town-owned, as the Joan M. Durante Community Park. He said the proposal was a result of Mr. Jim Durante's effort to recognize his late wife Joan Durante, by granting to the Town a donation of \$500,000 to use for that development. He noted the Town Commission had approved two (2) other projects on the property: 1) the tennis center complex on the south Ansel tract; and 2) the north fire station. These projects would be brought to the P&Z Board for their review, but the Town Commission had designated the commercial portion to be the location of the north fire station. The Board was reviewing the north Ansel tract only. The fire station design was under contract with Bill Maddox, and because of the development of the property moving forward very quickly, the Town felt it would be advisable to have the architectural design for site plan under one firm to provide adequate coordination of all the projects. He said for that reason the Town extended the contract with Maddox & Associates, and he will be completing the site work for the property.

Mr. Gaffney stated the project was located along Gulf of Mexico Drive between Euphemia Haye restaurant and the Longboat Observer, and the site was predominantly zoned Open Space. He said a small portion of the property located along the bay at the end of Gulf Bay Road was zoned R-3MX. He explained that while passive recreation and accessory buildings were a permitted use within Open Space districts, subject to site plan review, similar uses within residential districts were subject to special exception approval. He commented that the predominant use of the site provided for nature trails which meandered through a botanical garden setting from Gulf of Mexico Drive to the Bay. The first phase of development was the removal of exotic species, specifically Brazilian Pepper and Australian Pine trees which were prevalent throughout the site. Upon completion, the remaining native trees and vegetation would form the basis of the botanical garden. He noted the banyan, palm and cedar tree clusters would be maintained and supplemented with additional plantings and identified by descriptive signage. The nature trail would be aligned and laid-out to skirt the edges of, and meander through the botanical and native vegetation. The path would consist of a combination of natural pathways, shell where appropriate to accommodate the disabled and the Americans With Disabilities Act, and elevated boardwalks for access across jurisdictional wetland areas. Also, he commented that a small kiosk would be included along the pathway for informational and directional purposes. He noted that the nursery would serve the park. He continued by stating there was the retention of a 20 ft. wide perimeter buffer of trees and vegetation along the north and south property lines

P&Z BOARD

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to ensure a natural passive park-like setting. He said there was not any concern with noise or activity, but staff wished to maintain a 20 ft. buffer for adjacent residents.

Mr. Gaffney stated that staff proposed a 12 ft. wide emergency vehicle access only in the special exception portion of the property. The decorative gate would be at this location at the very end of Gulf Bay Road. He said the decorative gate would also be at the access from Gulf of Mexico Drive to ensure security after hours. Also there was a 300 sq.ft. dock and boat ramp proposed that would be located along the Bay for police, fire and marine patrol, with minimal access provided for emergency vehicles only from Gulf Bay Road through the decorative gate. He noted the dock would be less than 30 ft. in length. Further, there was a wooden foot bridge which also spanned the bay inlet and would connect with the Town tennis center site. Also, the nature trail would be extended into the site of the proposed tennis center and new fire station.

Mr. Gaffney stated that upon approval of the conceptual plans and written agreement with the benefactor, the Town had hired consultants to assist staff in completing the site plan for this property. He noted that Maddox & Associates were hired to prepare the site plan and support documentation, while Dr. John Morrill of USF/New College was hired for environmental oversight in the preparation of plans and site development.

Mr. Gaffney continued with review of the site plan. He commented that the predominant zoning of the property was "OS", OPEN SPACE DISTRICT. He noted that as reflected in the Town Comprehensive Plan and as reiterated in the Town Zoning Code, these districts were established for environmentally-sensitive publicly owned open spaces with environmental resources protected and remaining in a natural state with little disturbance from man. He explained that the permitted uses for this district included; bird and wildlife sanctuaries and nature areas, public open areas for passive recreational activities, essential services, and accessory supporting facilities for passive recreational activities. He stated that the site plan, as proposed, for the community park was consistent with the Comprehensive Plan, and was consistent with the intent and purpose of the "OS" zoning district in which it was located. He noted that the only activity would be generated from the nursery.

Mr. Gaffney noted that the clearing of the site had begun, and it was anticipated that it would be completed by the end of this summer. He stated the construction of the first phase of the nature trail, welcome center building, nursery, entrance drive, and a parking area would be completed by March, 1995. He reviewed the phases of the project with the Board: PHASE 1) Removal of exotic, nuisance vegetation within the first 400 ft. of site by Public Works staff would be completed during the summer of 1994; PHASE 2) Construction of the first phase nature trail, welcome center, nursery, entrance drive and parking area by March, 1995

including exotic removal from remainder of the site; and PHASE 3) Construction of the botanical garden, bayside dock facilities and completion of the nature trail and mitigation required by the State during calendar year 1995. He said staff had worked with the consultants and the plans were in procedural and substantive compliance with the Town Code.

Bill Maddox, Maddox & Associates was sworn-in. He noted that the property was approximately 1900 ft. East to West, and there were a variety of habitats represented; many had been taken over by the exotics and this project was an opportunity to enhance the area. He commented he had studied aerial photos and conducted a walk-thru to study which parts of the site that could be enhanced. He commented that it was difficult to ask someone to park their car off Gulf of Mexico Drive and walk the site. He said it was felt there could be an alternate choice, and based on that, it was decided that they would allow the residents to drive about one-third the way into the site. He explained that half-way into the site would be the location of the welcome center, and immediately to the right would be the location of the nursery. He stated the nursery would be screened with a berm and plantings on top of the berm. He stated the parking area would be a natural setting; it was shell and spaced within existing trees. He pointed out that there was a pond located on the south side of the property, and this would be enhanced and made part of the botanical garden. He continued by stating there would be a pavilion provided which was an accessory structure to the primary use, and since it was a botanical garden, it would be a wooden building that would be elevated and would not impact on the natural setting. He reviewed the remaining items of the site plan, such as the pathway, kiosk and various areas of the site.

Mr. Solo questioned the width of the shell driveway for cars. Mr. Maddox replied it was 20 ft. wide. Mr. Solo asked if that was adequate for cars going both ways. Mr. Maddox stated a 20 ft. drive was considered a driveway width which was adequate. Mr. Solo asked where employees would park their vehicles. Mr. Maddox responded it was not anticipated that full-time employees would be on-site. Mr. Solo asked if there were provisions if additional parking was necessary. Mr. Maddox replied yes; it was recognized there may be times when there were more than 15 people on-site. The shell driveway, especially in the meadow part, would be constructed with stabilized shoulders that would allow people to pull off onto the edge of the drive. Mr. Solo asked if the impact from the use of the south Ansel tract had been considered. Mr. Maddox stated yes; the trails for the tennis center and the Durante Park had been coordinated so they would join together.

Mr. Monroe asked Mr. Maddox to explain the details of the pavilion. Mr. Maddox responded that with the Americans With Disabilities Act, the Town was required by Code to provide facilities for the handicapped, and from a health and safety point, restrooms would be required by Code for visitors. He said if restrooms were included, they would consist of a single toilet facility for the convenience of those visiting the site. Mr. Gaffney commented that the Town Attorney would be verifying what the code requirements were; he would be reviewing, in particular, the state health code and state plumbing code. He said at this time it appeared that restrooms would be required. Mr. Monroe asked if restrooms would be required if there were no buildings. Mr. Gaffney responded that was an issue that was brought to staff's attention by both Manatee and Sarasota County's health departments; the restrooms may be required with or without a building based on state code requirements. He pointed out that if the restrooms were required and included, they would be designed in accordance with the Florida House Program, where they would use cisterns to flush the toilets. He said all the rain water would be collected in the cisterns and would negate the need for any stormwater management program or potable water supplies to the building.

Mr. Rosenberg commented the Town Commission had approved an open-gazebo, and during the tour of the site, there was discussion of a building where approximately 50 people could meet and was glassed-in. Mr. Gaffney stated at the Town Commission there was discussion of a floor plan and size of the building, and the gazebo was acceptable to the Commission; the actual layout and floor plan of the building had yet to be finalized. Mr. Rosenberg asked if a special exception was required for the building since it was constructed on open space. Mr. Gaffney replied that park-site in a residential area required a special exception, but open space was allowed to have accessory buildings and structures. The Code allowed those as permitted uses, but only as accessory to the principle use.

Mr. Rosenberg asked how the issue of the gates off Gulf of Mexico Drive would be handled; he was concerned with security of the area. Mr. Gaffney responded during staff review, there was input from the Police Chief, Fire Chief and Public Works Director concerning the gates. He said it was suggested the gates be setback from the Gulf of Mexico Drive right-of-way to keep vehicular and pedestrian traffic out of the park after dusk.

Mr. Diamant asked if Mr. Maddox had prepared a design drawing which would describe the park beyond the verbal material. Mr. Maddox commented that prior to the Town Commission workshop they had developed a plan, but the Commission decided it was not the direction they wished to proceed with. He said the plan illustrated an enclosed structure, and the Commission revised the building to make it an open pavilion. He noted that he had not prepared a drawing since that time. Mr. Diamant stated he was concerned with the fact there was engineering drawings of the

drainage and other aspects before the buildings were designed. Mr. Maddox stated the particular elements of the submittal were those elements required by the applicant by the codes, and that was represented in the package. He said the building had not gone into full design at this point, and full drawings had not been developed. Mr. Diamant asked if Mr. Maddox was retained by the Town to provide full architectural/landscape design services for the project. Mr. Roberts responded that was the Town's intent for Mr. Maddox to conduct the oversight for the entire parcel. He stated he had reviewed the site with staff, and there was discussion of a structure, welcome pavilion, staff had described to the architect what they felt should be considered, and that was a building that should include restrooms, an entry foyer-type arrangement, and possibly they should consider a building large enough to accommodate meeting space for small groups. He said based upon that description, the architect designed the size building that was originally presented to the Town Commission. He pointed out that the Commission advised they did not want a building that was enclosed, a building with restrooms, or a building for a meeting place. Further, he stated the square footage designation was removed from the site plan, and staff and the architect drafted the narrative description which illustrates the Commission wishes for the building. Finally, he commented the Commission requested Mr. Maddox to present several design alternatives for their review.

Mr. Solo stated that the Board had received 2 letters from residents near the site. He asked Mr. Gaffney to respond to the concerns of those residents. Mr. Gaffney commented it was important to note that there would be only minimal maintenance access to the nursery from the Town lift station site. He stated the first 4 or 5 lots back on Gulf Bay Road were zoned commercial, and the residential portion began after Les Young's Landscaping and Irrigation business. He said he had an opportunity to address traffic control devices and signage to minimize some of Mr. Hansen's concerns with the traffic interface of commercial versus residential. He noted that there was a substantial amount of activity that emanated from Mr. Young's business. He stated there was a Public Works vehicle that routinely was located at the lift station, and it was expected there would not be in excess of 2 Town vehicles at the nursery site. Mr. Solo questioned the access for emergency vehicles. Mr. Gaffney responded that emergency vehicles would have full access through the primary entrance from Gulf of Mexico Drive and additional access from the end of Gulf Bay Road. Mr. Solo asked if there would be access to the tennis center site through the Gulf Bay Road access. Mr. Gaffney stated the tennis court site was just south of the lots, and the interconnections were along the bay with the foot bridge and the trail that would connect and meander through the tennis center site. He stated there would be no vehicular access from Gulf Bay Road; only from Gulf of Mexico Drive.

Mr. Rosenberg asked if there were contingencies for maintenance of the project. Mr. Roberts responded there was not a particular budget set aside at this point to provide for maintenance of the facility. He said he felt the Town Commission, at the time they entered into the agreement with Mr. Durante for development of the community park, took upon the responsibility for providing the necessary maintenance for the facility. He said there were questions as to the cost, and he responded it would depend on how extensively the site was developed. He said it was anticipated that the Town would prepare an annual budget to provide the necessary maintenance.

Mr. Karsh questioned if the Board should be concerned with the painting that would be included within the building. Mr. Roberts commented that it was premature to address that issue. He said if there was not an enclosed structure located on the site, then it would not be suitable for the painting.

Mr. Rothenberg asked if staff had contemplated the installation of bicycle racks. Mr. Maddox stated there was a shell path located south of the main entrance which circled around the Banyan tree, and this area was considered as a resting point for those riding bikes. He said if the visitor wished to proceed beyond that point, there was the possibility of riding on the shell path or driveway. Mr. Rothenberg commented that a bicyclist could use the pathways. Mr. Maddox responded that the Town would not wish to encourage use of the pathways by bicyclists, and that issue could be dealt with by use of signage which stated if they wished to use their bikes, they use the shell driveway. Mr. Roberts stated the discussion was dealing with the policies of the park, which are yet to be determined.

Mr. Rothenberg stated there may be a large group of visitors at one time in the park, and he asked how many vehicles could be accommodated and was it an issue that needed to be addressed at this time or in the future. Mr. Maddox stated there was a large meadow that existed in the center of the site that included 15 parking spaces and the pond, and because the parking being proposed was impervious surface areas, staff did not see any problem with adding additional shell spaces in the future without jeopardizing retention of water.

Mr. Monroe agreed with Mr. Rothenberg's statements concerning use of the park by bicyclists. He stated at the point where the bicyclists could not proceed, bicycle racks should be provided. Mr. Maddox commented that bicycle racks could be provided at the welcome pavilion or near the entrance of the park.

Mr. Diamant referred to the engineering drawing P-3, and stated the grade went from 2.5 to 8.9 and Gulf of Mexico Drive was 8.9. He asked if the grades would be maintained as natural as possible. Gary Landry, Landry & Esber, replied that was correct. He stated the only modification would be at the entrance on Gulf of Mexico Drive where the land fell too steeply for a driveway, and there would be some fill brought in to develop the driveway. Mr. Diamant asked if the vegetation illustrated on the drawings was existing. Mr. Landry responded the vegetation was existing. Mr. Diamant asked if sodded areas for parking had been considered. Mr. Landry replied the initial layout proposed in the overall master plan was to provide shell parking. He stated they could provide "reinforced earth", which was crushed concrete under the sod. Mr. Diamant referred to drawing P-6 and asked what was a silt fence. Mr. Landry stated a silt fence was a temporary facility that was required by both the Southwest Florida Water Management District (SWFWMD) and the Town to prevent silt from running off the site during clearing operations. Mr. Diamant asked Mr. Landry how the stormwater would be managed. Mr. Landry responded the stormwater management plan was to have all the run-off from either the impervious or semi-pervious surfaces collected into a stormwater pond that was shown between the nature trail and pavilion. He stated they would follow SWFWMD regulations where they would treat the first inch of run-off on this particular site, because it would be going to a tidal water body which had been classified as an Outstanding Florida Water.

Mr. Diamant referred to P-7, Tree Preservation, and stated Sections 5 and 6 were only shown for existing trees. Mr. Landry stated trees were only being removed from certain spots in Sections 5 and 6, and all the remaining trees, with the exception of the drive, the pavilion area and the exotics, would be retained. Mr. Monroe asked if there were facilities for irrigation. Mr. Landry commented because it was all native vegetation, there was not a need for irrigation facilities.

Mr. Rosenberg commented there may be a problem with parking on Gulf of Mexico Drive. He did not feel the Board could include conditions at this time, but he wished to comment that the Town would be "open" to the experiences in the future. He further commented there would be a need for someone to open and close the gate. Mr. Roberts commented it was not unusual for the law enforcement or other Town staff to acquire that duty. He said the gates would be open from dawn to dusk, and there would not be a need for additional personnel for that task.

Mr. Hamovit stated that when the Board reviewed the application for the Euphemia Haye several years ago, they required "No Parking" signs for some distance in the front of the restaurant and he believed it included in front of the park. Mr. Rosenberg commented the sign was strictly in front of Euphemia Haye.

Mr. Diamant commented that it was indicated that where the ground was bare, it would be sodded and irrigated. Mr. Maddox responded there was a note that any disturbed ground areas would either be seeded or sodded, and there was a well on-site that was anticipated to be used for the nursery and any minor irrigation that may be needed to establish a sod area.

Mr. Legler asked if the nursery access would be gated and locked and for authorized vehicles only. Mr. Gaffney commented it would possibly be posted with a sign which stated "Authorized Vehicles Only", similar to the lift station sites. Mr. Legler asked if the updated Comprehensive Plan would be changed to reflect the zoning change to limit to park area. Mr. Gaffney responded there was a transfer of density years ago from this site to an alternate site, and it was never envisioned, with the Open Space zoning, that there was any density ever assigned to the park site.

Mr. Karsh commented that the documents presented would be made part of the record.

Beth Struble, 729 St. Judes Drive South, asked if there would be any structures, such as a fence, located along the boundary south of St. Judes Drive South; and if the park would be extensively advertised for the public. Mr. Gaffney responded there would be a 20 ft. wide landscaped buffer on both sides of the property where all the existing vegetation would remain in its current state, and there would not be any structures of any type that would encroach at least 100 ft. beyond the buffer area. Further, he said it was not anticipated to advertise the park; only the principle sign. He commented that the park would be for Town residents and open to the public.

Don Jelinek, 531 Gulf Bay Road, stated he was concerned with the access off Gulf Bay Road. Also, he asked if the nursery was for use of the Durante Park only, why would someone go down Gulf Bay Road to Gulf of Mexico Drive to go into the park. He felt the access should be from inside the park. He was also concerned with the size of the pavilion. Concerning the gates, he commented there were residents that used that access to place a small boat in the water, and if there were locked gates, they would not be able to use the area. He said the residents of Gulf Bay Road had a 10 ft. easement that ran the entire south property line of the parcel. He felt if the residents were aware of the project, there would be additional input. Finally, he was also concerned with the pond and its possibility of being a mosquito-breeding area if it was not aerated.

Mr. Gaffney stated staff had mailed certified letters to residents within 300 ft. of the site, and no complaints had been received, verbal or written, except for the letters from Mr. Jelinek and Mr. Hansen. Referring to the concern of access to the Town property, he said there would be a decorative gate installed to ensure that it would not be an open area. He said there was concern with traffic using Gulf Bay Road, and that was one of the reasons staff

had intended to mitigate by design and include the decorative gates to prevent the public from using the access to the bay. He said there was a 10 ft. access easement, which would be retained, along the south side of the properties on the south side of Gulf Bay Road which provided access to the bay. He also wished to point out that it was not expected that more than 2 vehicles per week would be accessing the park for minimal maintenance. He said there would only be Public Works activity relating to the park nursery.

Mr. Karsh asked Mr. Gaffney to respond to the concern of the pond being a mosquito-breeding area. Mr. Gaffney responded that by design, and the Town's generic condition that was imposed on all site plans, the Town required any open ponds to be designed in accordance with the county's mosquito control requirements. He said the pond would be stocked with little minnows that were donated by the mosquito control department. The minnows eat the mosquito larvae, and a mosquito problem was not anticipated on the site. Mr. Jelinek responded the residents had received the certified letters, but most were out of town and not able to attend the meeting. He said most of the residents received the conceptual drawing which had been changed.

Mr. Solo asked if there was a possibility, under the Town's zoning code, for use of the park nursery for outside uses. Mr. Persson responded it would not be permitted.

Mr. Diamant asked if the lift station area that was in disrepair would be improved. Mr. Gaffney replied yes; in discussions with the Town Manager and Town Commission, it was agreed that the lift station area would be cleared and heavily landscaped. He said he would be working with Public Works to address the issue of upgrading the lift station. Mr. Roberts commented that within the current year's budget there were funds to improve the lift stations, including the Gulf Bay station.

Ken Hansen, 691 Gulf Bay Road, stated he was concerned with the 10 ft. right-of-way that went across Town property to the bay that was for the use of both sides of Gulf Bay Road. Also, he asked if flooding was being considered in the design of the park. He noted that during storms, Gulf Bay Road back-floods from the bay. Mr. Gaffney stated it was typical with other sites on the island that during a heavy storm event there was flooding. He said that issue was being taken into consideration, and staff mitigated within the design of the park. He commented the pond would accommodate most of the stormwater run-off that currently existed. He said if a building was approved for the site, all the stormwater run-off would be collected in cisterns on-site which would eliminate any off-site run-off.

No one else wished to be heard, and the hearing was closed.

Mr. Karsh stated the Board should vote on the special exception request prior to the site plan request.

MR. HAMOVIT MOVED THE P&Z BOARD RECOMMEND APPROVAL OF THE SPECIAL EXCEPTION FOR THE JOAN M. DURANTE COMMUNITY PARK TO ALLOW A PARK AND RECREATION FACILITY IN A R-3MX DISTRICT IN ACCORDANCE WITH THE ELEVEN (11) SPECIAL EXCEPTION USE CRITERIA REFLECTED ON PAGE 5 OF THE 6-16-94 STAFF REPORT. MR. DIAMANT SECONDED THE MOTION. MOTION CARRIED ON ROLL CALL VOTE: DIAMANT, AYE; LEGLER, AYE; HAMOVIT, AYE; KARSH, AYE; MONROE, AYE; ROSENBERG, AYE; ROTHENBERG, AYE; SOLO, AYE.

Mr. Diamant stated the park was a very simple program. He commented that the Board, beyond the descriptions and engineering drawings that were presented, had not "visually" experienced the park, and he felt it was critical that the Town engage the design professionals to oversee that the elements which were included in the park, such as the walk, the man-made objects, and the landscape, were constructed properly. He also was concerned with the signage. He stated assumed the signage would be part of the architect's design. Further, the pond should be a vital part of the park; and staff should consider a fountain, moving water, or something to aerate it to prevent a mosquito-breeding area. He urged the Town to engage the design professionals to oversee that the project was executed properly.

MR. DIAMANT MOVED THE P&Z BOARD RECOMMEND APPROVAL OF THE SITE PLAN FOR THE JOAN M. DURANTE COMMUNITY PARK WITH A PROVISION THAT THE TOWN WILL RETAIN QUALIFIED ARCHITECTURAL AND LANDSCAPE DESIGN PROFESSIONALS TO PROVIDE APPROPRIATE DESIGN SERVICES FOR THE PROPER EXECUTION OF THE PROJECT. MR. ROSENBERG SECONDED THE MOTION. MOTION CARRIED ON ROLL CALL VOTE: DIAMANT, AYE; LEGLER, AYE; HAMOVIT, AYE; KARSH, AYE; MONROE, AYE; ROSENBERG, AYE; ROTHENBERG, AYE; SOLO AYE.

AGENDA ITEM #9
ADJOURNMENT

The meeting was adjourned at 11:30 a.m.

Richard Solo, Secretary
 Planning and Zoning Board

TOWN OF LONGBOAT KEY, FLORIDA
APPLICATION FOR SITE PLAN REVIEW

DATE: June 14, 1994

NEW X REVISED _____

NAME OF DEVELOPMENT Joan M. Durante Community Park

APPLICANT

ENGINEER OR SURVEYOR

ARCHITECT

Name Town of Longboat Key

Name Landry & Esber

Name Maddox & Associates

Address 501 Bay Isles Road

Address 130 N. Tamiami Tr.

Address 1266 First Street

Longboat Key, FL 34228

Sarasota, FL 34236

Address Suite 9

Sarasota, FL 34236

Phone (813) 383-3721

(813) 955-6004

(813) 955-7358

Owner Town of Longboat Key

Phone (813) 383-3721

Address 501 Bay Isles Road, Longboat Key, FL 34228

Site Location Gulf of Mexico Drive, Longboat Key, FL (Manatee County)

Zoning District Open Space Area of Site 19.5 Acres (38.8+ acres of contiguous ownership)
% Ground Coverage 6% Total Units 0 Density 0 D.U./Acre

Proposed For Each Existing and New Building

BLDG A USE Accessory SQ.FT. _____ HGT. _____ # FLRS _____ 1ST FLR ELEV _____

BLDG B USE Accessory SQ.FT. _____ HGT. _____ # FLRS _____ 1ST FLR ELEV _____

BLDG C USE _____ SQ.FT. _____ HGT. _____ # FLRS _____ 1ST FLR ELEV _____

BLDG D USE _____ SQ.FT. _____ HGT. _____ # FLRS _____ 1ST FLR ELEV _____

PARKING REQUIRED 16

PARKING INDICATED 16

Attached hereto are the necessary approvals of the Federal, State, County and Regional Agencies. YES _____ NO X Is Public Hearing Required? YES X NO _____
If Yes, hearing required, Comment: Site Plan Approval

Proposed complies with Comprehensive Plan and Zoning Ordinance. YES X NO _____

Proposed complies with Subdivision Ordinance and Town Code. YES X NO _____

Amount of Performance Bond Required _____

Amount of Maintenance Bond Required _____

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of development will be complied with whether specified herein or not, the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

Applicant's Signature: _____

Application Fee \$ _____

Receipt # _____

Date _____

Acknowledgement - Initial _____

Building Department _____

Planning & Zoning Board _____

Date _____

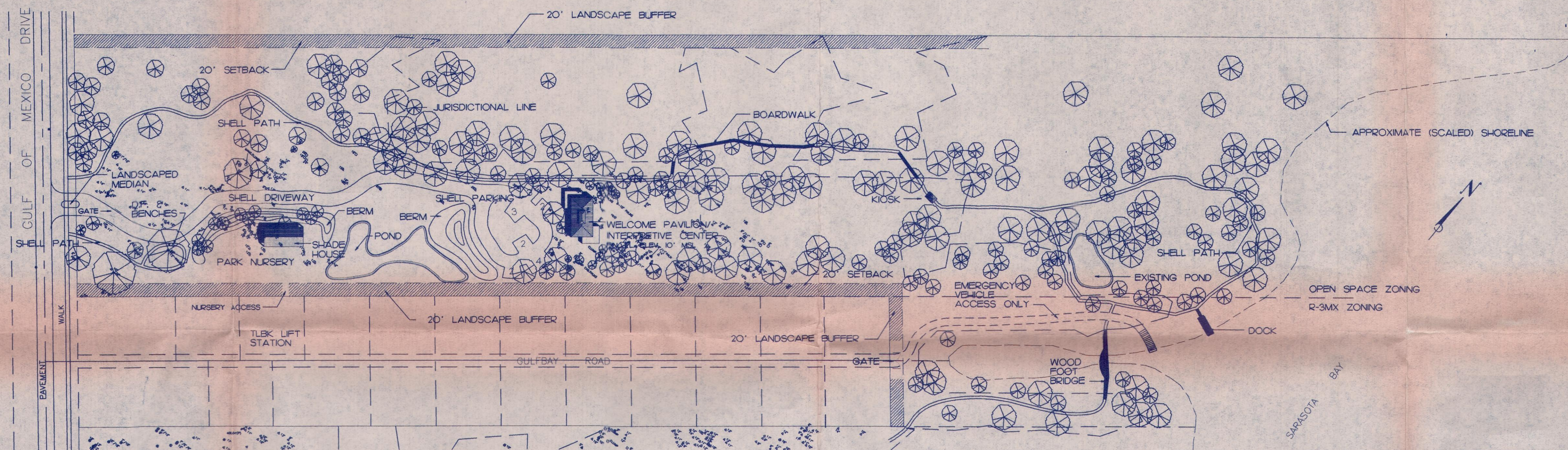
Commissioners _____

Date _____

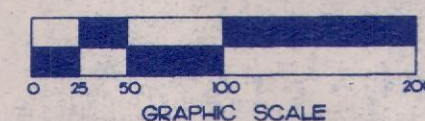
Application and Plans Accepted By: _____

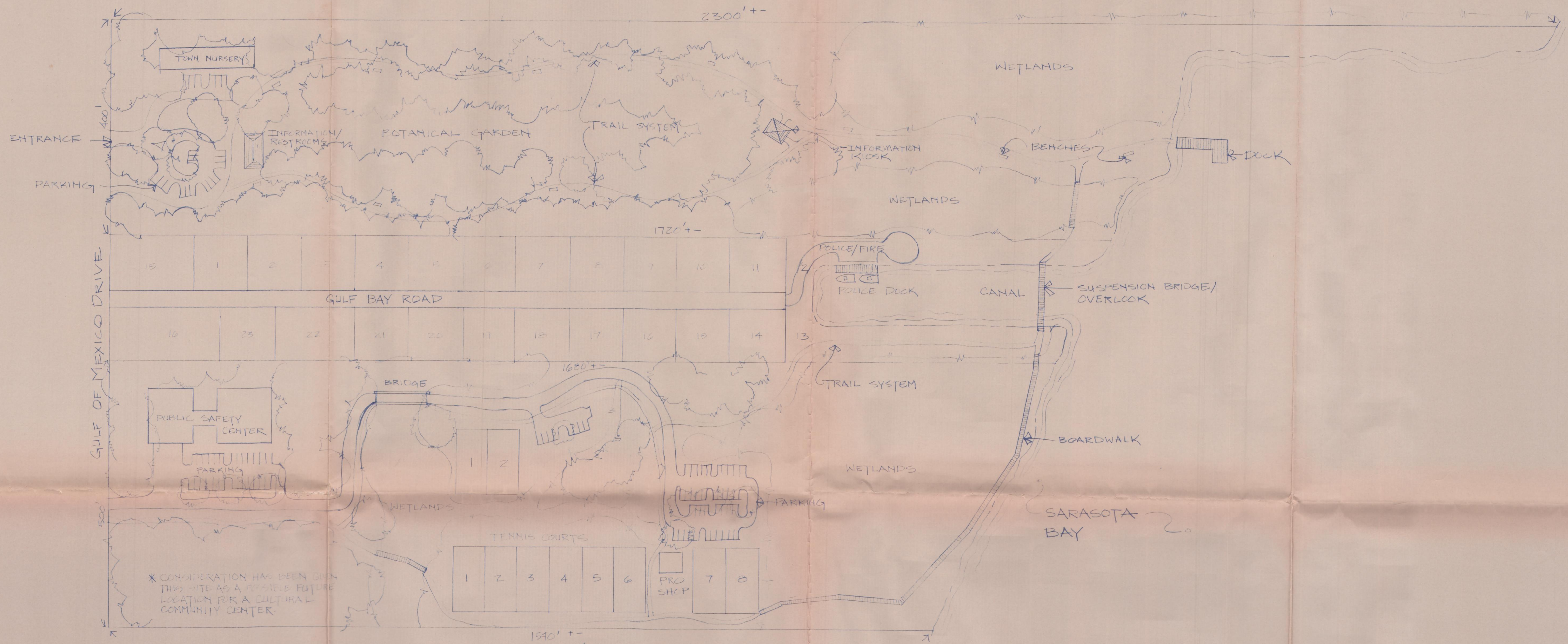
DATE: _____

Planning Official Signature



TOWN OF LONGBOAT KEY
JOAN M. DURANTE COMMUNITY PARK MASTER PLAN

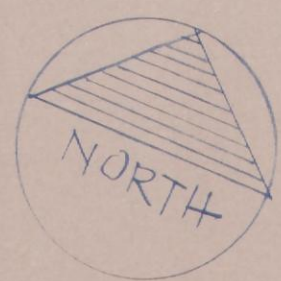




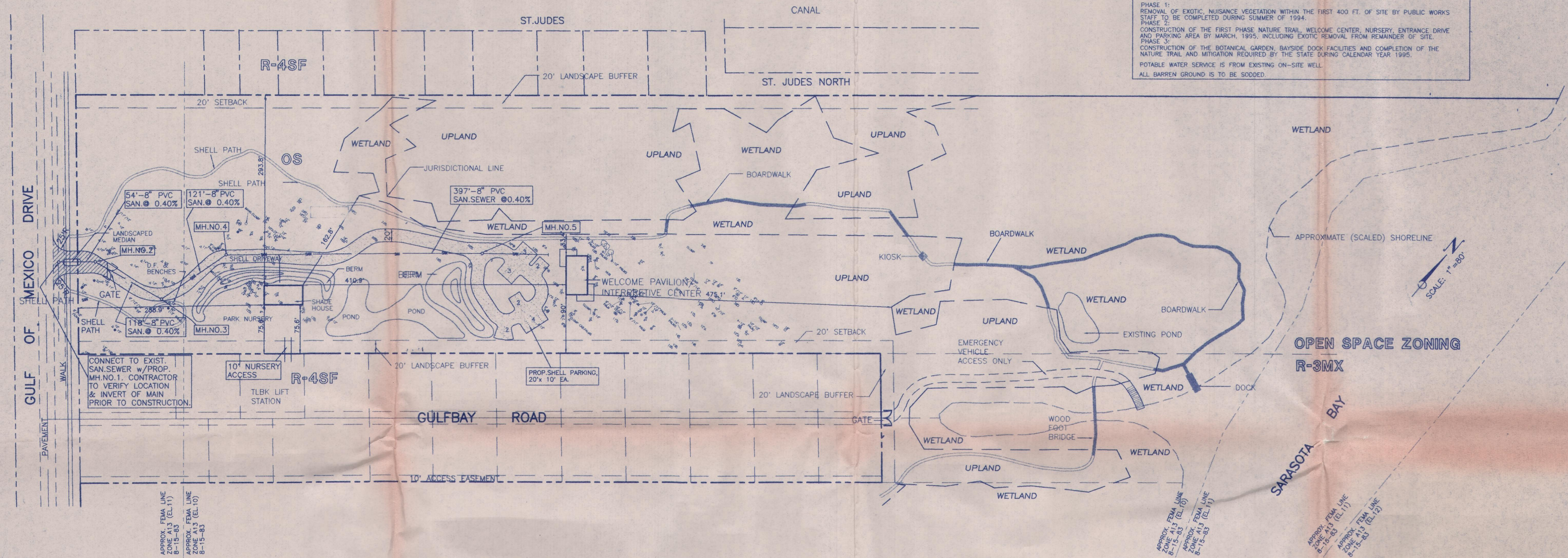
"JOAN M. DURANTE"

CONCEPTUAL COMMUNITY PARK (DRAFT)

- ☐ OPEN AREA
- ☐ WOODED AREA
- ☐ WETLANDS



TOWN OF LONGBOAT KEY, FLORIDA		LTR. DATE	7/13	DESIGNED BY	PROJECT ENGINEER
		REVISION		DATE	
BY		SCALE: 1" = 100'	DRAWN BY	CHECKED BY	PROJECT NO.
			SS		
SHEET NUMBER		ENGINEER'S SIGNATURE			
REVISION		T.L.K. FILE NO.			



NOTES

BOARDWALK OR SHELL PATH AS REQUIRED BY JURISDICTIONAL AGENCIES.
 DESIGN OF PAVILION SHALL BE SIMILAR TO THE "FLORIDA HOUSE" CONCEPT.
 LANDSCAPING AROUND PAVILION SHALL FOLLOW THE GUIDELINES OF THE "FLORIDA LAWN'S PROGRAM".
 ALL DISTURBED GROUND SHALL BE SEED OR PLANTED WITH GRASS COVER.
 A RAIN WATER COLLECTION SYSTEM SHALL BE PROVIDED TO SUPPLEMENT IRRIGATION SYSTEM.

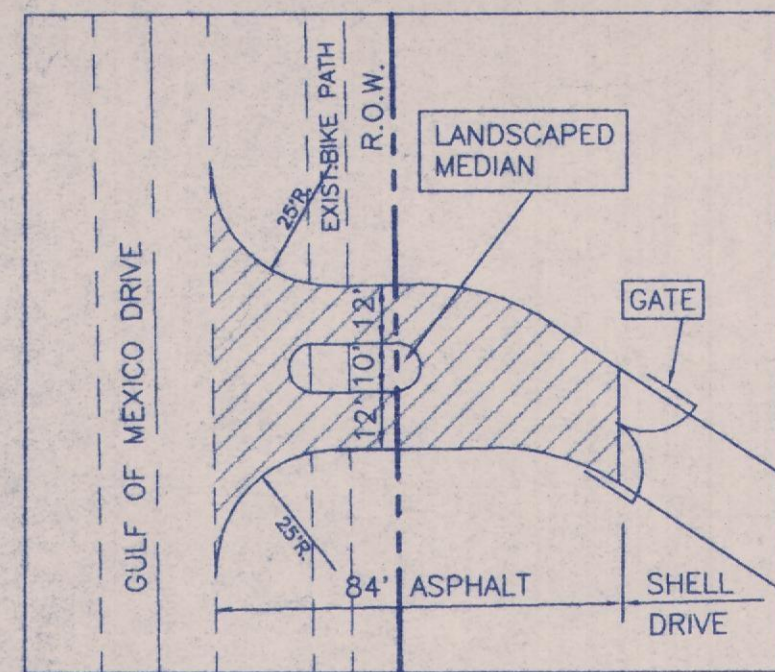
PHASING SCHEDULE:

PHASE 1:
 REMOVAL OF EXOTIC, NUISANCE VEGETATION WITHIN THE FIRST 400 FT. OF SITE BY PUBLIC WORKS STAFF TO BE COMPLETED DURING SUMMER OF 1994.

PHASE 2:
 CONSTRUCTION OF THE FIRST PHASE NATURE TRAIL, WELCOME CENTER, NURSERY, ENTRANCE DRIVE AND PARKING AREA BY MARCH, 1995, INCLUDING EXOTIC REMOVAL FROM REMAINDER OF SITE.

PHASE 3:
 CONSTRUCTION OF THE BOTANICAL GARDEN, BAYSIDE DOCK FACILITIES AND COMPLETION OF THE NATURE TRAIL AND MITIGATION REQUIRED BY THE STATE DURING CALENDAR YEAR 1995.

POTABLE WATER SERVICE IS FROM EXISTING ON-SITE WELL.
 ALL BARREN GROUND IS TO BE SOODED.



JOAN M. DURANTE COMMUNITY PARK
 SITE DEVELOPMENT PLANS
 SITE PLAN

DATE	INITIALS	DESCRIPTION

APPROVED:
 ENGINEER OF RECORD
 NOT ISSUED FOR CONSTRUCTION

DATE
 SEAL

PROJECT NO:
B00504
 SHEET NO:
P-4

Lantry & Esber
 ENGINEERS - SURVEYORS
 130 N. Tamiami Trail, Suite 301
 Sarasota, Florida 34236
 (813)955-6004 FAX (813)955-7501

