

Regular Workshop – June 16, 2014  
Agenda Item 11

**Agenda Item:** Bayfront Park Update

**Presenter:** Anne Ross, Assistant Town Manager

**Summary:** Town staff will present an update on efforts to develop a concept plan, amenities, and general layout for the Bayfront Park property. This item is placed on the June 16, 2014 Regular Workshop Meeting for Commission consideration.

**Attachments:** 6-10-14 Memo, Manager to Commission;  
PowerPoint Presentation;  
ULI Implementation Advisory Committee Summary of Findings.

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

## **M E M O R A N D U M**

Date: June 10, 2014

**TO:** Town Commission  
**FROM:** Dave Bullock, Town Manager  
**SUBJECT:** Bayfront Park Update

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For the past several years the Town and Sarasota County have been planning the development of Bayfront Park. The Town has operated the park and Recreation Center for many years at the site. Property was added by Sarasota County in 2007 and by the Town in 2011. Concept plans were developed in 2009 and 2012. Public meetings were held in 2009 and 2012 as concepts were finalized.

In October 2013, Urban Land Institute panel recommended a community cultural center be developed at the Town Center. As a result staff and the ULI Implementation Advisory Committee has been reviewing plans and amenities for Bayfront Park. The attached presentation shows the past plans, ULI committee preferences, and a proposed park plan developed by Town and County staff.

If the Town Commission forms a consensus around the amenities and general layout, staff can move this work to a park designer and prepare a bid document for construction. The Commission may also want to decide if another public meeting around the new plans should be held.



# **BAYFRONT PARK UPDATE**

**TOWN COMMISSION REGULAR WORKSHOP  
JUNE 16 2014**



## **BAYFRONT PARK HISTORY**

- **March 2007 Sarasota County Purchased Albritton Property**
- **Summer 2009 Sarasota County and Town Commission approve Bayfront Concept Plan**
- **November 2011 Town Purchases Property, 4111 GMD**
- **March 2012 Town Commission Approves Phase I Bayfront Concept Plan**



**Approved by Town  
Commission &  
Sarasota County  
Commission**

**Incorporates  
Albritton Property**

**Incorporates  
Community Center**



TOTAL SITE AREA:	+/- 8.13 AC.
COMMUNITY CENTER GSF:	+/- 15,000 GSF.
PARKING PROVIDED:	122 SPACES*

\* INCLUDES 24 PARKING SPACES PROVIDED UNDER ELEVATED COMMUNITY CENTER

BUTTONWOOD HARBOR  
(SARASOTA BAY)

TOWN OF  
LONGBOAT KEY

SARASOTA COUNTY, FLORIDA





# 2012 CONCEPT PLAN

- Approved by Town Commission
- Incorporates 4111 GMD Property
- Incorporates Footprint for Community Center



PARK STATISTICS	
TOTAL SITE AREA:	±/- 8.15 AC.
PROPOSED COMMUNITY CENTER:	±/- 18,000 GSF.
EXISTING COMMUNITY CENTER:	±/- 2,000 GSF.
PARKING PROVIDED:	91 SPACES

Bayfront Park Community Center

Proposed Concept Plan (Phase 1)

TOWN OF  
LONGBEACH KEY  
SARASOTA COUNTY, FLORIDA





## CONCEPT UPDATE

- **Utilize County Staff Park Planning Expertise**
- **Integrate Existing Amenities and Natural Features**
- **Employ 2009 and 2012 Concept Elements as Possible**
- **Incorporate ULI and ULI Committee Input**



## ULI COMMITTEE INPUT

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### Particularly Favored

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New recreation building  
Pickle ball  
Restrooms  
Safe entrance  
Children's area/playground  
Picnic area  
Covered pavilion  
Bocce ball  
Kayak rentals, storage  
Fishing pier  
Shuffleboard courts  
Multipurpose field, with baseball  
Performance/gathering/multi-use sports court  
Exercise stations  
Track for running, jogging, walking  
Basketball court  
Volleyball/badminton  
Flexible event space  
Exercise/fitness classes  
Technology hub  
Craft making area  
Bicycle facilities

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## ULI COMMITTEE INPUT (CONT.)

### Neutral

Disaster-related  
 Sculpture garden  
 Resident activity program  
 Good connectivity  
 Boat safety class  
 Fishing class  
 Sailing class  
 Community gardens  
 Lawn bowling, croquet  
 Larger kayak beach launch area  
 Par course/fitness trail  
 Beach access, parking & crosswalk  
 Transportation engagement  
 Bait shop  
 Concessions  
 Information center  
 Origination point  
 Debris removal, burning area, ingress & egress

### Divided

Tennis courts  
 Dock & boat lift  
 Relocated dock & boat lift  
 Mangrove interpretive walk  
 Educational classes, e.g.  
 Kayak concessions  
 Food & beverage concessions  
 Disaster recovery staging area

### Against

Community pool/small lap pool  
 Rehabilitation of existing building  
 Dog park (leashed)  
 Dog park (unleashed)  
 Putting green

## BAYFRONT PARK & ADDITION



## DRAFT CONCEPT PLAN

DATE: JUNE 4, 2014 (REV.)



0 50 100 200 300 Feet

DRAWN BY: MIKE BOGASTER, PLA  
PARKS & RECREATION DEPT.  
SARASOTA COUNTY GOVERNMENT

# 2014 CONCEPT PLAN

- Recreation Center Building
- Future Expansion Area Designated
- Kayak Concession & Storage Possibility
- Bathroom Facility
- unbroken Access Road
- Dog Park located in Shady Area of Park



## **NEXT STEPS**

- **Seek Town Commission Concept Approval**
- **Contract Park Planning Professional**
- **Seek Sarasota County Park Advisory Board Concept Approval**
- **Seek Sarasota County Commission Concept Approval**
- **Conduct Public Workshop**
- **Design & Construct**



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# BAYFRONT PARK PROGRAM OF ACTIVITIES AND USES

## SUMMARY OF FINDINGS

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ULI IMPLEMENTATION ADVISORY COMMITTEE

JUNE 2014

## INTRODUCTION

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Following their October 2013 visit, the Urban Land Institute (ULI) provided the Town of Longboat Key with a series of recommendations for enhancing quality of life on the Key. Subsequently, the Town Commission created the ULI Implementation Advisory Committee (ULIIAC) with two (2) Commissioners, two (2) Planning and Zoning Board members, and five (5) local residents to assist in the implementation of these recommendations.

Since inception by the Town Commission, the focus of the ULIIAC has narrowed to two (2) specific projects: the beautification Gulf of Mexico Drive and improving Bayfront Park. The latter, Bayfront Park, is the subject of this narrowing of findings (Report).

Bayfront Park is located mid-key on Sarasota Bay, coinciding with a dedicated public beach access on the Gulf of Mexico. The Bayfront Park currently contains tennis courts, an area assigned primarily as a baseball/softball field, an aged recreation center building, and a multipurpose field, among other, less defined amenities. Despite what Bayfront Park currently offers, there is room for substantial improvement as the Town looks forward to a resilient and robust future for current and future residents. What those improvements should be is the big question, not only for the ULIIAC and the Town currently but for other engaged community members in the past.

Previous work towards generating the program of activities and uses for Bayfront Park most recently includes a citizen survey conducted by former ULIIAC member, Tom Freiwald. As part of a broader survey, Freiwald asked respondent, "What type of recreational activities/features should be available in Bayfront Park to encourage more use of the area and enhance lifestyle on LBK?" Responses included the need for shade, nicer landscaping, a fishing pier, a dog park, kayak and/or boat rental, a better playground, and more recreational activities such as tennis and volleyball.

## DEVELOPING THE EVALUATION

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During their meeting on May 1, 2014, the ULI committee was asked to develop activities and uses they would favor for current and future users in an improved and redeveloped Bayfront Park. All of the responses were recorded from this development session and categorized. The categories were: disaster-related, general, concessions, indoor activities, outdoor general, educational classes, park spaces, land-oriented activities, and water-oriented activities. This list was formalized and provided to the ULIIAC via email to assist them in canvassing their neighborhoods and the community at-large to make final recommendations.

At the next advertised meeting on June 5, 2014, the ULIIAC prioritized the categorized list of activities and uses (see below). Each member was given four blue dots and unlimited yellow dots. They were asked to place the blue dots next to the activities and uses that they disfavored and to place yellow dots next to the activities and uses they believed were particularly favorable to current and potentially future Bayfront Park users. From this exercise, the quorum of the ULIIAC members present developed evaluations (one committee member had recently resigned

and another committee member indicated, at the prior May 1, 2014 meeting, an inability to attend this June 5, 2014 meeting due to a prior engagement) ; see Exhibit B.

ULI IMPLEMENTATION ADVISORY COMMITTEE BAYFRONT PARK PROGRAM OF RECREATIONAL ACTIVITY AND USE	
<b>Overall</b>	
<input type="checkbox"/>	Disaster-related, e.g.:
<input type="checkbox"/>	• Disaster recovery staging area
<input type="checkbox"/>	• Debris removal, burning area, ingress & egress
<b>General</b>	
<input type="checkbox"/>	Origination point
<input type="checkbox"/>	Information center
<input type="checkbox"/>	Flexible events space
<input type="checkbox"/>	Resident activity program
<input type="checkbox"/>	Rehabilitation of existing building
<input type="checkbox"/>	New recreation center building
<b>Concessions, e.g.:</b>	
<input type="checkbox"/>	• Food & beverage concessions
<input type="checkbox"/>	• Kayak concessions
<input type="checkbox"/>	• Bait shop
<b>Indoor</b>	
<input type="checkbox"/>	Educational classes
<input type="checkbox"/>	Technology hub
<input type="checkbox"/>	Craft making area
<input type="checkbox"/>	Restrooms
<b>Outdoor</b>	
<b>General</b>	
<input type="checkbox"/>	Safe entrance
<input type="checkbox"/>	Transportation engagement
<input type="checkbox"/>	Good connectivity
<input type="checkbox"/>	Bicycle facilities
<input type="checkbox"/>	Beach access, parking & crosswalk
<b>Educational classes, e.g.:</b>	
<input type="checkbox"/>	• boat safety
<input type="checkbox"/>	• fishing
<input type="checkbox"/>	• sailing
<b>Park spaces</b>	
<input type="checkbox"/>	Dog park (leashed)
<input type="checkbox"/>	Dog park (unleashed)
<input type="checkbox"/>	Children's area/playground
<input type="checkbox"/>	Community gardens
<input type="checkbox"/>	Sculpture garden
<input type="checkbox"/>	Picnic areas
<input type="checkbox"/>	Mangrove interpretive walk
<b>Land-oriented</b>	
<input type="checkbox"/>	Multipurpose field, with baseball
<input type="checkbox"/>	Covered pavilion
<input type="checkbox"/>	Performance/gathering/multi-use sports court
<input type="checkbox"/>	Parcourse/fitness trail
<input type="checkbox"/>	Exercise stations
<input type="checkbox"/>	Track for running, jogging, walking
<input type="checkbox"/>	Tennis courts
<input type="checkbox"/>	Basketball court
<input type="checkbox"/>	Pickle ball
<input type="checkbox"/>	Bocce ball
<input type="checkbox"/>	Lawn bowling, croquet
<input type="checkbox"/>	Volleyball/badminton
<input type="checkbox"/>	Shuffle board courts
<input type="checkbox"/>	Community pool/small lap pool
<input type="checkbox"/>	Putting green
<b>Water-oriented</b>	
<input type="checkbox"/>	Kayak rentals, storage
<input type="checkbox"/>	Larger kayak beach launch area
<input type="checkbox"/>	Fishing pier
<input type="checkbox"/>	Dock & boat lift
<input type="checkbox"/>	Relocated dock & boat lift

### *Bayfront Park Program of Uses Evaluation`*

Results of these evaluations were organized and recorded (yellow for: majority in favor, blue for: majority against, and grey for: majority neutral; see Exhibit A). The results illustrate where consensus and disagreement lie among ULIAC members and are presented in this Report as a recommended program of activities and uses for Bayfront Park.

## EVALUATION RESULTS

In total, the ULIAC generated a list of 53 activities and uses from their May 1, 2014 meeting. Based on their evaluation exercise, a majority of the committee indicated particular favor of 22

activities and uses and a disfavor of five (5). They were neutral on 18 and were split on eight (8). The following tables illustrate the majority evaluation of the ULIIIA for the various activities and uses (four (4) or more votes), ranked by the preferred evaluations of the majority.

Particularly Favored	Neutral
New recreation building	Disaster-related
Pickle ball	Sculpture garden
Restrooms	Resident activity program
Safe entrance	Good connectivity
Children's area/playground	Boat safety class
Picnic area	Fishing class
Covered pavilion	Sailing class
Bocce ball	Community gardens
Kayak rentals, storage	Lawn bowling, croquet
Fishing pier	Larger kayak beach launch area
Shuffleboard courts	Par course/fitness trail
Multipurpose field, with baseball	Beach access, parking & crosswalk
Performance/gathering/multi-use sports court	Transportation engagement
Exercise stations	Bait shop
Track for running, jogging, walking	Concessions
Basketball court	Information center
Volleyball/badminton	Origination point
Flexible event space	Debris removal, burning area, ingress & egress
Exercise/fitness classes	
Technology hub	
Craft making area	
Bicycle facilities	
Against	Divided
Community pool/small lap pool	Tennis courts
Rehabilitation of existing building	Dock & boat lift
Dog park (leashed)	Relocated dock & boat lift
Dog park (unleashed)	Mangrove interpretive walk
Putting green	Educational classes, e.g.
	Kayak concessions
	Food & beverage concessions
	Disaster recovery staging area

The following activities and uses received a consensus of six(6) or seven(7) favored evaluations, with the remaining vote being neutral. (Only for kayak rentals and storage was the remaining vote in opposition).

### Activities and Uses with Consensus

New recreation center building  
Restrooms  
Safe entrance  
Children's area/playground  
Picnic area  
Covered pavilion  
Pickle ball  
Bocce ball  
Kayak rentals, storage

In addition to evaluating different activities and uses, several committee members included written comments on their surveys. Some jotted down additional suggestions for activities including horseshoes, paddle boarding, and bike rentals. One member stated that administration and maintenance costs, including who pays for the improvements, should they be a primary concern moving forward. Also, several members qualified their response to the "dock & boat lift" and "relocated dock & boat lift" by specifying they were in favor of the dock only, not the boat lift.

## CONCLUSION

Overall, the ULIIAC formed a robust consensus on several items including a new recreation center building, restrooms, a playground, and a safe entrance to Bayfront Park. Other activities and uses received a less robust consensus. Particularly, the dock and boat lift received divided evaluations, as did tennis courts.

The ULIIAC appreciates the opportunities to evaluate current and potential uses at Bayfront Park. Their next proposed step is to move forward with developing an evaluated program of activities and uses for Gulf of Mexico Drive (GMD). The ULIIAC hopes to report this GMD evaluation to the Town Commission in the very near future. The ULIIAC stands ready to advise the Town Commission on other proposed ULI projects as may be assigned by the Town Commission.

Thank you.

REQUEST TO BE HEARD

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

Date: 6-16

Agenda Item: 11

Subject: Bayfront Park

Name: (Please print legibly) Bev Shapiro

Address: \_\_\_\_\_

\*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.



**End of Agenda Item**