

MICROFILMING INFORMATION SHEET

TO: LASON
FROM: Town of Longboat Key
Town Clerk Department
501 Bay Isles Road
Longboat Key, FL 34228

DATE: 03-21-2002

SUBJECT: Microfilming

Please index the attached collection of records utilizing the following language and placing this language in the upper right hand corner of each image.

BAYFRONT PARK RECREATION CENTER QUASIJUDICIAL FILE

The database should include the following fields:

QUZ047

Roll# 64

Image# 285

This collection of records should be placed on the following film type:

___ 16 mm

X 35 mm

Total number of pages in this collection: 32

If there are questions regarding the collection of records that are to be microfilmed please contact Jo Ann Dunay-Mixon, Deputy Clerk Records, at 941-316-1999.

SPECIAL MEETING SUPPLEMENTAL MATERIAL

~~ITEM 1.1~~

D7 - 6/19/96

RESOLUTION 96-10

A RESOLUTION OF THE TOWN OF LONGBOAT KEY
AMENDING RESOLUTION 92-24, APPROVING A SITE
PLAN AMENDMENT FOR THE LONGBOAT KEY BAYFRONT
PARK RECREATION CENTER TO ALLOW FOR
CONSTRUCTION OF TWO (2) TENNIS COURTS;
PROVIDING AN EFFECTIVE DATE.

WHEREAS, the site plan for the Longboat Key Bayfront
Park Recreation Center located at 4052 Gulf of Mexico Drive,
Longboat Key, Florida, was previously approved by the Town
by Resolution 92-24; and

WHEREAS, the development of two (2) public tennis
courts are consistent with the Town of Longboat Key
Comprehensive Plan; and

WHEREAS, the Planning and Zoning Official has, in a
timely fashion, accepted the Application and referred same
to the Planning and Zoning Board along with the support
documentation and staff recommendations; and

WHEREAS, the Planning and Zoning Board has reviewed the
Application and has recommended to the Town Commission along
with their findings that the proposed development 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 is in conformance with all applicable
regulations of the zoning district in which it
is located.

PROPERTY OF TOWN OF LONGBOAT KEY

BAYFRONT PARK RECREATION CENTER
QUASIJUDICIAL FILE
6-20-96 SPEC. COMM. MEETING
RES. 96-10
(8 PAGES)

Return to:

TOWN CLERK
901 BAY ISLES ROAD
LONGBOAT KEY, FL 34228

RESOLUTION 96-10 (Cont)
D7 - 6/19/96

- (c) The plan is in conformance with the Town's subdivision regulations, Chapter 157, and all other applicable Town requirements, including the design, adequacy, and construction of streets, drainage, utility facilities, and other essential services.
- (d) The 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 plan is in conformance with Town policy in respect to sufficiency of ownership, guarantees for completion of all required improvements, and, if private, the guarantees for continued maintenance.

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

Section 1. The site plan amendment for the LONGBOAT KEY BAYFRONT PARK RECREATION CENTER, 4052 Gulf of Mexico Drive, Longboat Key, Florida 34228 be and is hereby approved subject to the conditions attached hereto marked "Conditions Requisite for Approval", Longboat Key Bayfront Park Recreation Center, 4052 Gulf of Mexico Drive, Longboat Key, Florida 34228, and dated concurrently with this Resolution.

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

PROPERTY OF TOWN OF LONGBOAT KEY

BAYFRONT PARK RECREATION CENTER
QUASIJUDICIAL FILE
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RESOLUTION 96-10 (Cont)
D7 - 6/19/96

ADOPTED at a meeting of the Town Commission of the Town
of Longboat Key on the _____ day of _____,
1996.

Mayor

ATTEST:

Town Clerk

Attachment: Exhibit "A": Conditions for Approval

PROPERTY OF TOWN OF LONGBOAT KEY

BAYFRONT PARK RECREATION CENTER
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RESOLUTION 96-10 (Cont)
D7 - 6/19/96

EXHIBIT "A"

RESOLUTION 96-10

CONDITIONS REQUISITE FOR APPROVAL
LONGBOAT KEY BAYFRONT PARK RECREATION CENTER

1. The provisions of the site plan application for the subject property, dated April 3, 1996, and received April 5, 1996, and site plans received on June 10, 1996, shall be met. Any and all improvements shall comply with Limited Commercial provisions of the Town Zoning Code, except as otherwise provided for in the site plan and/or conditions of approval.
2. Except for the amendments specified herein, all conditions of approval contained within Resolution 92-24 shall remain in full force and effect.
3. In accordance with Section 158.099(F) of the Town Code, an approved site plan becomes null and void if:
 - a. The applicant shall abandon the site plan or the section thereof that has been finally approved, and shall so notify the Town Commission in writing; or
 - b. A complete application for a building permit has not been submitted to the Town and a building permit issued on or before June 20, 1997 (a complete building permit application must be filed at least 30 calendar days prior to the building permit issuance deadline); or
 - c. 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.

PROPERTY OF TOWN OF LONGBOAT KEY

BAYFRONT PARK RECREATION CENTER
QUASIJUDICIAL FILE
6-20-96 SPEC. COMM. MEETING
RES. 96-10
(8 PAGES)

MEMORANDUM

SUPPLEMENTAL MATERIAL
ITEM #

DATE: 06-19-96

TO: Griff Roberts, Town Manager
FROM: Daniel Gaffney, ¹⁰⁶Planning, Zoning & Building Director
SUBJECT: SUPPLEMENTAL STAFF REPORT: BAYFRONT PARK RECREATION
CENTER

During the public hearing held on June 18, 1996, the Planning and Zoning Board unanimously recommended conditional APPROVAL of the site plan amendment application for the Town of Longboat Key Bayfront Park Recreation Center. The specific motion of the P&Z Board is as follows:

MR. REDGRAVE MOVED THE P&Z BOARD RECOMMEND APPROVAL OF RESOLUTION 96-10 APPROVING A SITE PLAN AMENDMENT FOR THE TOWN OF LONGBOAT KEY BAYFRONT PARK RECREATION CENTER TO CONSTRUCT TWO (2) TENNIS COURTS WITH THE AMENDMENT IN CONDITION 1 OF EXHIBIT "A", THAT THE WORD "MET" BE INSERTED AFTER THE WORDS "SHALL BE..." IN THE FOURTH LINE, AND THE REMAINDER OF THE SENTENCE BE DELETED. MR. ROTHENBERG SECONDED THE MOTION. MOTION CARRIED ON ROLL CALL VOTE: DIAMANT, AYE; HAMOVIT, AYE; REDGRAVE, AYE; ROSENBERG, AYE; ROTHENBERG, AYE; SERWATKA, AYE.

Enclosed, for your review and consideration, please find the following support documentation, for inclusion with the 6-11-96 staff report on this matter:

1. Revised Resolution 96-10, including the amendment requested by the P&Z Board; and
2. Draft minutes of the 6-18-96 P&Z Board meeting on this issue.

If you should have any questions, or desire any additional information, please do not hesitate to contact me.

DG/dmc

PROPERTY OF TOWN OF LONGBOAT KEY
BAYFRONT PARK RECREATION CENTER
QUASIJUDICIAL FILE
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P&Z BOARD

DRAFT

**6-18-96

AGENDA ITEM #5

TOWN OF LONGBOAT KEY BAYFRONT PARK RECREATION CENTER

a. Site Plan Amendment

Mr. Gaffney stated this item was continued from the 5-21-96 P&Z Board meeting. He said the Town was requesting approval to construct two (2) tennis courts at the recreation center. He said the original site plan was approved in 1993 and approved the tennis courts, but the Town Code and resolutions of approval mandated a certain timeframe of one year to construct and pull permits for all improvements shown on a particular plan. He said all the improvements proposed at that time had been constructed, including the parking lot, soccer/softball area and other upgrades. He said the one item that was never completed was the construction of the tennis courts. He said the Town Commission wished to proceed with the construction of those courts and had directed staff to prepare a site plan amendment for the P&Z Board's review. He said during the 5-21-96 P&Z Board meeting, staff did not have the opportunity to hire a licensed, registered professional engineer to prepare a set of plans. However, he said since the May meeting, staff was able to hire Landry & Esber Engineers and Surveyors to specifically provide a boundary and topographic survey of the complete Bayfront Park Recreation Center property. He said the consultants were also requested to prepare a revised site plan and drainage plan, signed and sealed by a professional engineer. He said staff had also proceeded with a request for exemption from the Southwest Florida Water Management District (SWFWMD). He said the Town had received that exemption letter which considered the project minor and incidental and, as a result, did not require a full permit from the SWFWMD for the drainage improvements.

Mr. Gaffney referred to the site plan. He said it included the layout and construction of the two tennis courts which included a 12 ft. high chain-link fence. He said there were small swales along the perimeter of the property, and the elevation was a one foot grade. He said the swales would not

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P&Z BOARD

DRAFT **6-18-96

be noticeable, but would accommodate the additional stormwater runoff from the courts. He commented that another revision included minor revisions to the existing parking layout of the existing parking lot. He noted that at the present time, the entrance was from Gulf of Mexico Drive and allowed a vehicle to pull in and park straight ahead. He said because there was a 50 ft. setback required from the bulkhead (seawall) for the property, it allowed more open space that could be landscaped along the bayfront; and in addition, it allowed staff to change and revise the four (4) straight-in parking spaces. He said the revision required two parallel spaces at that location. He noted that the number of spaces provided exceeded the minimum requirements for parking on the property.

Mr. Gaffney stated the P&Z Board had recognized that staff could administratively approve the two (2) restrooms being constructed under the existing recreation building. He said the restrooms were being constructed at the present time and floodproofed. Mr. Gaffney continued with reviewing the Findings of Fact included in the Staff Report.

Mr. Gaffney stated the Town Commission had decided to utilize concrete surfaces for the courts. Mr. Redgrave stated the decision was for "asphalt". Mr. Gaffney stated there had been a previous proposal to use a deco-turf surface, but after a long deliberation, the Commission decided on the asphalt surface. Mr. Redgrave stated the Commission had decided that the courts would be non-permeable surface and hard courts. He said the courts should be asphalt surface, and then they should determine what type of surface to place on top of the asphalt. He recommended the surface should be "street ice", which was a harder surface than a deco-turf surface. Also, Mr. Redgrave noted that the Town would need to prepare the site and bring in at least 1-2 ft. of fill to level the area.

Mr. Gaffney stated there were administrative discussions as to whether the Town would contract with an outside company or the Public Works Department to construct the courts, or the possibility of utilizing both. Mr. Redgrave stated a court construction company should be able to build both

PROPERTY OF TOWN OF LONGBOAT KEY

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P&Z BOARD

DRAFT

**6-18-96

courts with all the fencing, etc. for approximately \$20,000 each on a site that was ready to accept the asphalt.

Mr. Rothenberg commented that the first plan that was submitted in April was a "disgrace" for the Town, and hoped that the Building Department would do a "first class job" in the future for Town projects. He continued by referring to Exhibit "A" of Resolution 96-10. He noted that Condition 1 in the fourth line should have the word "met" after the words "shall be" and the remainder of the sentence deleted. Mr. Gaffney agreed. He commented that the conditions of approval were generic and used for all resolutions. He noted that staff would include that change in the generic conditions. Mr. Rothenberg stated the change would only apply if the Town was the applicant.

Mr. Diamant stated the current plan was an improvement because by lessening the widths of the parking, it gave a better opportunity to handle the area between the enclosure and the water. Also, he said the drainage was on both sides. He questioned the issue of the lighting. Mr. Gaffney stated he did not believe lighting was provided. Mr. Diamant stated the previous plan indicated lights on the palm trees. Mr. Gaffney stated the lights were provided for the parking area.

MR. REDGRAVE MOVED THE P&Z BOARD RECOMMEND APPROVAL OF RESOLUTION 96-10 APPROVING A SITE PLAN AMENDMENT FOR THE TOWN OF LONGBOAT KEY BAYFRONT PARK RECREATION CENTER TO CONSTRUCT TWO (2) TENNIS COURTS WITH THE AMENDMENT IN CONDITION 1 OF EXHIBIT "A", THAT THE WORD "MET" BE INSERTED AFTER THE WORDS "SHALL BE..." IN THE FOURTH LINE, AND THE REMAINDER OF THE SENTENCE BE DELETED. MR. ROTHENBERG SECONDED THE MOTION. MOTION CARRIED ON ROLL CALL VOTE; DIAMANT, AYE; HAMOVIT, AYE; REDGRAVE, AYE; ROSENBERG, AYE; ROTHENBERG, AYE; SERWATKA, AYE.

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BAYFRONT PARK RECREATION CENTER
QUASIJUDICIAL FILE
6-20-96 SPEC. COMM. MEETING
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DRAFT

QUASI JUDICIAL

M E M O R A N D U M

DATE: 06-11-96

TO: Planning & Zoning Board
FROM: Daniel Gaffney, Planning, Zoning & Building Director
SUBJECT: SUPPLEMENTAL STAFF REPORT: BAYFRONT PARK RECREATION
CENTER SITE PLAN AMENDMENT

APPLICANT: Town of Longboat Key
501 Bay Isles Road
Longboat Key, FL 34228

SITE LOCATION: The Bayfront Park Recreation Center
4052 Gulf of Mexico Drive
Longboat Key, FL 34228

EXISTING ZONING: C-1, Limited Commercial District

FUTURE LAND USE
DESIGNATION: CL, Limited Commercial

EXISTING USE: A recreation center building, one (1) basketball
court, a softball and soccer playing field, an
on-site parking area, a tot lot, a fenced
maintenance area, a playground area, a walking
trail and a picnic area.

REQUEST: The applicant requests an amendment to the Town of
Longboat Key Bayfront Park Recreation Center Site Plan to allow the
redesign of a section of the parking area and to reactivate approval
of two (2) public tennis courts with a twelve (12) foot high chain-
linked fence that were originally approved in 1992 but not
constructed.

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BAYFRONT RECREATION CENTER
QUASIJUDICIAL FILE
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Return to:

TOWN CLERK
501 BAY ISLES ROAD
LONGBOAT KEY, FL 34228

Final draft
6/12/96

SUPPLEMENTAL STAFF REPORT: BAYFRONT PARK RECREATION CENTER SITE PLAN AMENDMENT
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PROJECT SUMMARY

At the April 16, 1996 Planning and Zoning Board meeting, the board reviewed the above referenced site plan amendment application. By a 5 to 2 vote, the board approved the following motion:

That the P&Z Board defer a decision on the tennis courts until the 5-21-96 P&Z Board meeting and at that time the additional information be submitted by staff for the application.

The Board was concerned that the applicant had not submitted a complete application. Specific items requested by the Board included a drainage plan prepared by an engineer and a topographic survey of the property.

Subsequent to the April meeting of the P&Z Board, the applicant entered into contract with Landry & Esber, Inc. to prepare the required information for a complete application. Specifically, the applicant has provided the following additional information:

- A boundary and topographic survey of the Bayfront Park Recreation Center property.
- A signed and sealed site plan/drainage plan prepared by a Florida registered engineer.
- A letter from the Southwest Florida Water Management District (SWFWMD) stating that the applicant is exempt from the requirement of obtaining a SWFWMD permit for the drainage improvements associated with the proposed tennis courts.

STAFF ASSESSMENT

This application for Site Plan Amendment has been reviewed by staff for compliance with the comprehensive plan and all applicable requirements of Town Code. The results of the staff assessment and subsequent staff recommendations are outlined below.

The two proposed tennis courts are positioned on the site to conform with the required fifty (50) foot bay waterfront yard setback and

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the ten (10) foot side yard setback from the adjacent commercial property as required by Town Code Section 158.127(E).

The tennis courts are to be encircled by a twelve (12) foot high fence. Two (2) gates are proposed along the section of fence on the western side of the courts. The four (4) foot wide gate provides players access to the courts. The twelve (12) foot wide gate is proposed to support the maintenance of the courts. This gate is to provide maintenance vehicles with access to the courts on an as-needed basis.

The proposed site plan/drainage plan shows the location of two (2) retention areas connected by a six (6) inch PVC pipe. The proposed retention areas, which are to have a depth of one (1) foot below existing grade, are located on the site so as not to encroach into the adjacent softball/soccer area. Finally, enclosed for your review is a copy of correspondence from the applicant to SWFWMD, and a copy of correspondence from SWFWMD stating that the proposed improvements are exempt and do not require a SWFWMD permit.

The western side of the proposed tennis courts is to occupy a space currently used for off-street parking. There are currently seven (7) perpendicular parking spaces at this location. The proposed tennis courts are located on the rear ten (10) feet of this row of parking. In order to maximize the number of parking spaces on the site, the applicant has proposed to construct two (2) new parallel parking spaces immediately in front of the tennis courts in place of the seven (7) spaces currently located at this area.

As indicated on the enclosed site plan, the Town off-street parking standards require a total of thirty-seven (37) parking spaces on the subject property. Through the proposed redesign of the one section of parking, the application complies with Town Code by proposing a total of forty (40) parking spaces (including two (2) handicap accessible spaces). The proposed redesign of parking results in a reduction of the number of parking spaces, from the existing forty-five (45) spaces to the proposed forty (40) spaces.

As per Town Code, the grant of approval or disapproval by written ordinance shall include not only conclusions, but also findings of fact related to the specific proposal and shall set forth the reasons for the grant of approval, with or without changes or

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special conditions, or for the disapproval. Also, the ordinance shall set forth with particularity in what respects the plan would not be in the public interest, including but not limited to findings of fact and conclusions as to the standards set forth in Section 158.102.

Staff has determined that the proposed Site Plan Amendment complies with all applicable regulations of the Town Zoning Code. In addition, the proposed Site Plan Amendment is consistent with the Town of Longboat Key Comprehensive Plan. As a result, and based upon staff's overall assessment of the Site Plan Amendment, the following conclusions and findings are provided for your review and consideration:

FINDINGS OF FACT/CONCLUSIONS

- 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 IS in conformance with all applicable regulations of the zoning district in which it is located.
- C. The plan IS in conformance with the Town's subdivision regulations, Chapter 157, and all other applicable Town requirements, including the design, adequacy, and construction of streets, drainage, utility facilities, and other essential services.
- D. The 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 plan IS in conformance with Town policy in respect to sufficiency of ownership, guarantees for completion of all required improvements, and, if private, the guarantees for continued maintenance.

PROPERTY OF TOWN OF LONGBOAT KEY

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SUPPLEMENTAL STAFF REPORT: BAYFRONT PARK RECREATION CENTER SITE PLAN AMENDMENT
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STAFF RECOMMENDATION

Based upon staff's assessment, all procedural and substantive requirements of Town Code regarding the Site Plan Amendment application have been satisfied. In addition, the Site Plan Amendment is consistent with the Town Comprehensive Plan. Accordingly, staff would recommend APPROVAL of the Site Plan Amendment application, subject to the conditions of approval included in draft Resolution #96-10 (enclosed).

Attached, please find a copy of the Site Plan Amendment application and support documentation upon which the staff assessment has been based. If you should have any questions, or desire any additional information, please do not hesitate to contact the Planning, Zoning & Building Department.

DG/sp

PROPERTY OF TOWN OF LONGBOAT KEY

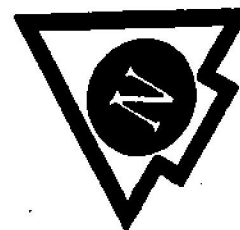
BAYFRONT RECREATION CENTER
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LOCATION MAP

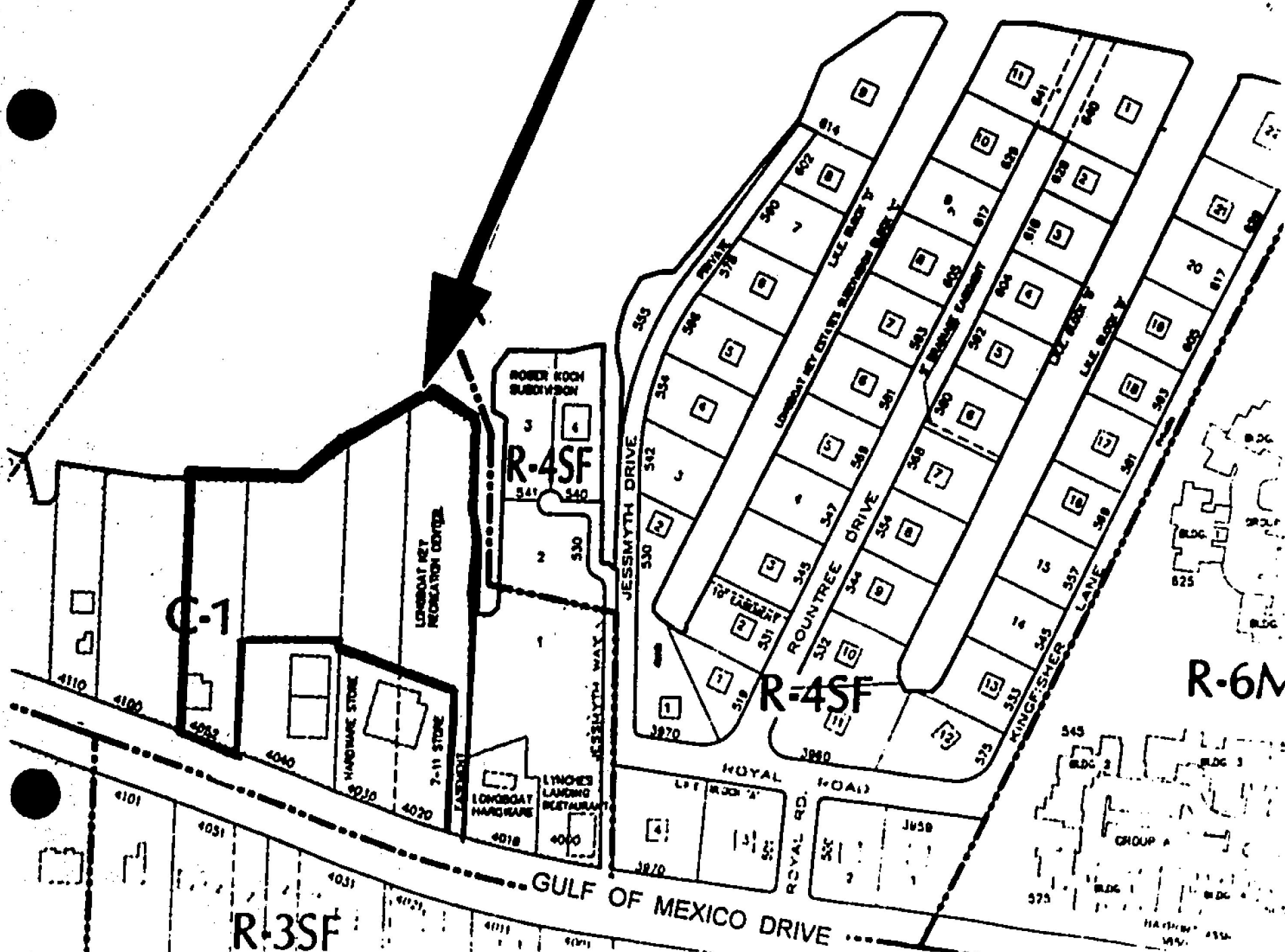
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BAYFRONT RECREATION CENTER
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MANATEE COUNTY
SARASOTA COUNTY



SITE



D6 - 6/12/96

RESOLUTION 96-10

A RESOLUTION OF THE TOWN OF LONGBOAT KEY
AMENDING RESOLUTION 92-24, APPROVING A SITE
PLAN AMENDMENT FOR THE LONGBOAT KEY BAYFRONT
PARK RECREATION CENTER TO ALLOW FOR
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WHEREAS, the site plan for the Longboat Key Bayfront
Park Recreation Center located at 4052 Gulf of Mexico Drive,
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by Resolution 92-24; and

WHEREAS, the development of two (2) public tennis
courts are consistent with the Town of Longboat Key
Comprehensive Plan; and

WHEREAS, the Planning and Zoning Official has, in a
timely fashion, accepted the Application and referred same
to the Planning and Zoning Board along with the support
documentation and staff recommendations; and

WHEREAS, the Planning and Zoning Board has reviewed the
Application and has recommended to the Town Commission along
with their findings that the proposed development 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
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PROPERTY OF TOWN OF LONGBOAT KEY

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- (c) The plan is in conformance with the Town's subdivision regulations, Chapter 157, and all other applicable Town requirements, including the design, adequacy, and construction of streets, drainage, utility facilities, and other essential services.
- (d) The 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 plan is in conformance with Town policy in respect to sufficiency of ownership, guarantees for completion of all required improvements, and, if private, the guarantees for continued maintenance.

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

Section 1. The site plan amendment for the LONGBOAT KEY BAYFRONT PARK RECREATION CENTER, 4052 Gulf of Mexico Drive, Longboat Key, Florida 34228 be and is hereby approved subject to the conditions attached hereto marked "Conditions Requisite for Approval", Longboat Key Bayfront Park Recreation Center, 4052 Gulf of Mexico Drive, Longboat Key, Florida 34228, and dated concurrently with this Resolution.

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

PROPERTY OF TOWN OF LONGBOAT KEY

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RESOLUTION 96-10 (Cont)
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ADOPTED at a meeting of the Town Commission of the Town
of Longboat Key on the _____ day of _____,
1996.

Mayor

ATTEST:

Town Clerk

Attachment: Exhibit "A": Conditions for Approval

PROPERTY OF TOWN OF LONGBOAT KEY

BAYFRONT RECREATION CENTER
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RESOLUTION 96-10 (Cont)
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EXHIBIT "A"

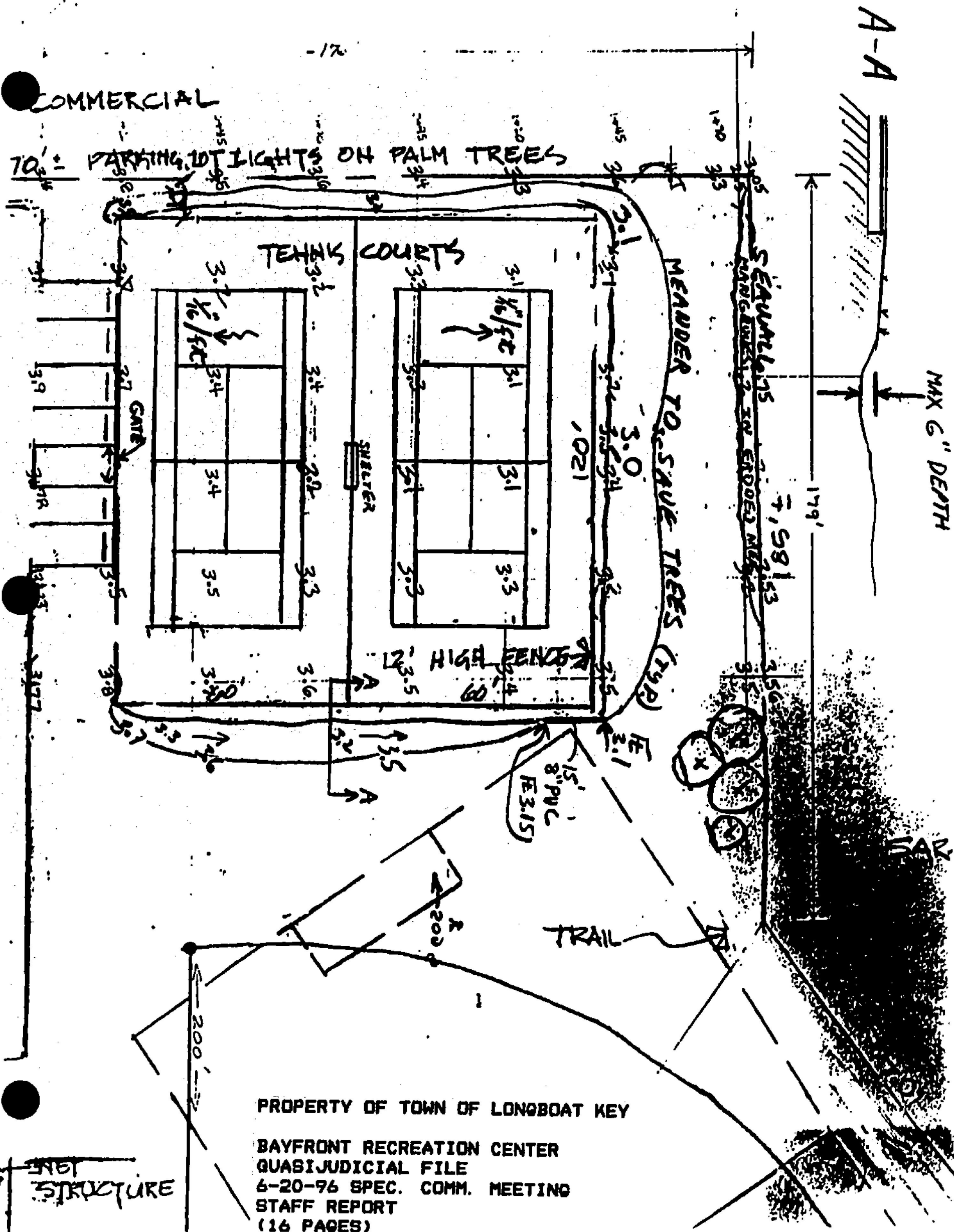
RESOLUTION 96-10

CONDITIONS REQUISITE FOR APPROVAL
LONGBOAT KEY BAYFRONT PARK RECREATION CENTER

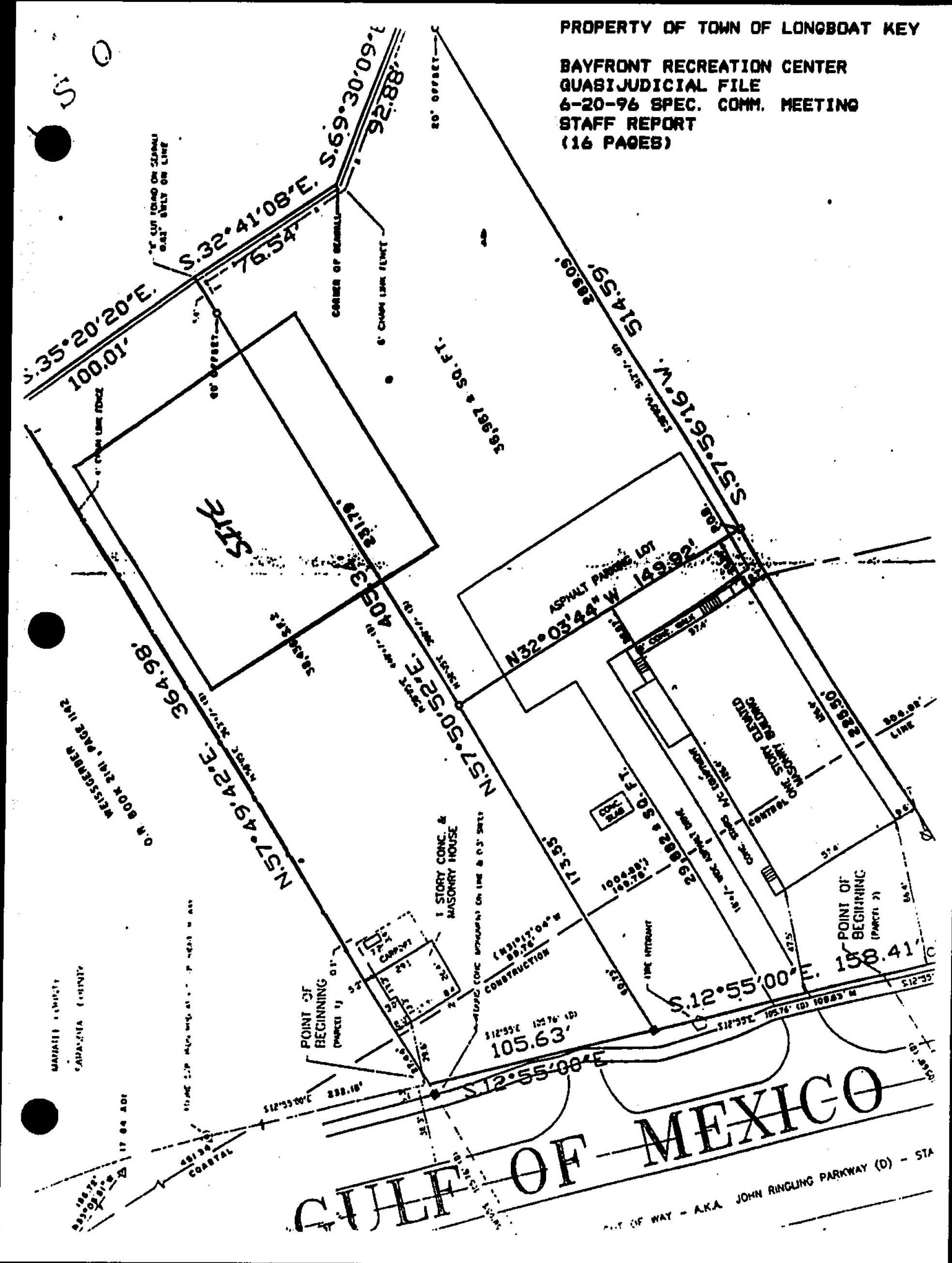
1. The provisions of the site plan application for the subject property, dated April 3, 1996, and received April 5, 1996, and site plans received on June 10, 1996, shall be complied with unless waived or modified by the below conditions or by written agreement between the Town and the applicant or amended pursuant to Town Code. Any and all improvements shall comply with Limited Commercial provisions of the Town Zoning Code, except as otherwise provided for in the site plan and/or conditions of approval.
2. Except for the amendments specified herein, all conditions of approval contained within Resolution 92-24 shall remain in full force and effect.
3. In accordance with Section 158.099(F) of the Town Code, an approved site plan becomes null and void if:
 - a. The applicant shall abandon the site plan or the section thereof that has been finally approved, and shall so notify the Town Commission in writing; or
 - b. A complete application for a building permit has not been submitted to the Town and a building permit issued on or before June 20, 1997 (a complete building permit application must be filed at least 30 calendar days prior to the building permit issuance deadline); or
 - c. 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.

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**BAYFRONT PARK RECREATION
CENTER QUASIJUDICIAL FILE**





TOWN OF
LONGBOAT KEY

Incorporated November 14, 1955

501 Bay Isles Road
Longboat Key, Florida 34229
(813) 881-6721
FAX 881-7231

May 10, 1996

Darryl Flatt, P.E.
Manager
Southwest Florida Water Management District
Surface Water Section
111 Corporation Way
Venice, FL 34292

RE: Exemption for Town Recreation Center Tennis Courts

Dear Darryl:

This is a request for an exemption for a 120' x 120' tennis court at the Town owned Bayfront Park Recreation Center. The court will be constructed with a 6" shell base, 1" of Type III asphalt and will be covered with a rubberized surface (DECO TURF or equal) to soften play. The coating is not a "hardtrue" or equivalent granular surface. Silt barriers will be used during construction and landscaping periods.

Existing Conditions

Attached is a site plan for reference. The site proposed is an open field, very flat, with grades averaging about 3.5. The area is north of the existing baseball and soccer fields. Drainage is toward the bay. All other site conditions are to remain the same.

Proposed

The court is a minor and insignificant part of a large open area which I hope could qualify for an exemption without treatment. Treatment has been provided nevertheless. I have calculated the detention areas at 120' x 120' x .12' to allow for the OFW.

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(16 PAGES)

Darryl Platt, P.E.
May 10, 1996
Page: 2

Using those figures, 1,728 CF of storage is necessary.
The swales will be field adjusted to exceed that amount
and save trees.

Please let me know if you need additional information.

Sincerely,

2
Leonard A. Smally, P.E.
Director of Public Works

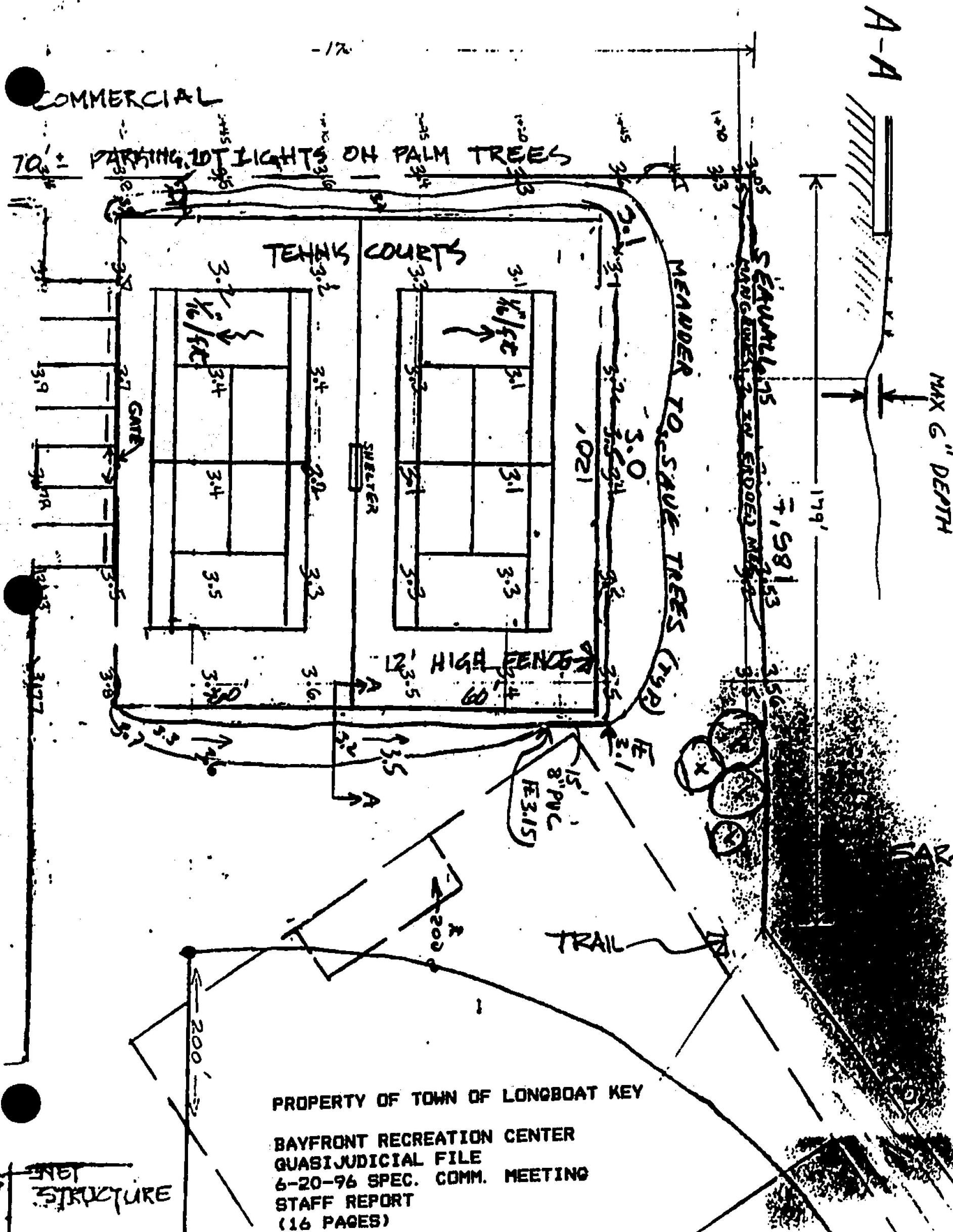
/cmg
enc.

cc: Griff H. Roberts, Town Manager
Daniel Gaffney, Director
Planning, Zoning and Building Department

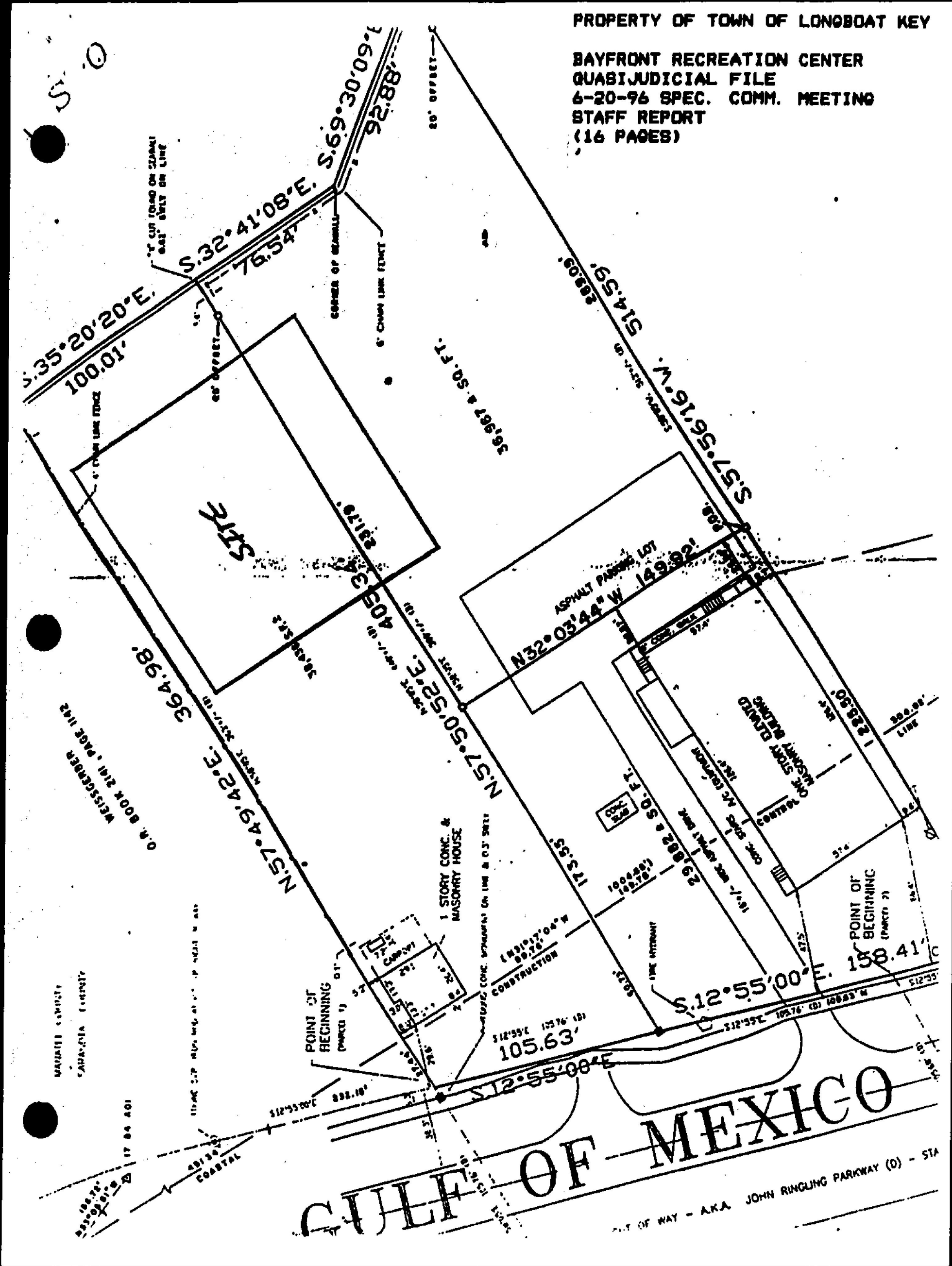
PROPERTY OF TOWN OF LONGBOAT KEY

BAYFRONT RECREATION CENTER
QUASIJUDICIAL FILE
6-20-96 SPEC. COMM. MEETING
STAFF REPORT
(16 PAGES)

BAYFRONT PARK RECREATION
CENTER QUASIJUDICIAL FILE



**BAYFRONT PARK RECREATION
CENTER QUASIJUDICIAL FILE**



REC. CENTER
QUASIJUDICIAL

**6-18-96

P&Z BOARD

there would be a precedent if there were similar situated properties with similar conditions.

MOTION FAILED ON ROLL CALL VOTE: DIAMANT, NO; HAMOVIT, AYE; REDGRAVE, NO; ROSENBERG, NO; ROTHENBERG, AYE; SERWATKA, NO.

MR. DIAMANT MOVED THE P&Z BOARD RECOMMEND APPROVAL OF THE SAVERESE INLET SUBDIVISION SUBJECT TO THE CONDITIONS OUTLINED BY STAFF; AND ALSO THAT THE APPLICATION BE FORWARDED TO THE TOWN COMMISSION WITH FULL MINUTES OF THE P&Z BOARD MEETING SINCE THE TOWN COMMISSION HAD THE OFFICIAL RIGHT OF APPROVAL AND SHOULD HAVE THE BENEFIT OF THE DISCUSSIONS OF THE P&Z BOARD; AND THAT BOTH EXISTING HOUSES BE HABITABLE AFTER A PORTION OF EACH WAS REMOVED. MR. REDGRAVE SECONDED THE MOTION. MOTION CARRIED ON ROLL CALL VOTE: DIAMANT, AYE; HAMOVIT, NO; REDGRAVE, AYE; ROSENBERG, AYE; ROTHENBERG, AYE; SERWATKA, AYE.

The Board recessed for ten minutes at this time.

AGENDA ITEM #5

TOWN OF LONGBOAT KEY BAYFRONT PARK RECREATION CENTER

a. Site Plan Amendment

Mr. Gaffney stated this item was continued from the 5-21-96 P&Z Board meeting. He said the Town was requesting approval to construct two (2) tennis courts at the recreation center. He said the original site plan was approved in 1993 and approved the tennis courts, but the Town Code and resolutions of approval mandated a certain timeframe of one year to construct and pull permits for all improvements shown on a particular plan. He said all the improvements proposed at that time had been constructed, including the parking lot, soccer/softball area and other upgrades. He said the one item that was never completed was the construction of the tennis courts. He said the Town Commission wished to proceed with the construction of those courts and had directed staff to prepare a site plan amendment for the P&Z Board's review. He said during the 5-21-96 P&Z Board meeting, staff did not have the

P&Z BOARD

**6-18-96

opportunity to hire a licensed, registered professional engineer to prepare a set of plans. However, he said since the May meeting, staff was able to hire Landry & Esber Engineers and Surveyors to specifically provide a boundary and topographic survey of the complete Bayfront Park Recreation Center property. He said the consultants were also requested to prepare a revised site plan and drainage plan, signed and sealed by a professional engineer. He said staff had also proceeded with a request for exemption from the Southwest Florida Water Management District (SWFWMD). He said the Town had received that exemption letter which considered the project minor and incidental and, as a result, did not require a full permit from the SWFWMD for the drainage improvements.

Mr. Gaffney referred to the site plan. He said it included the layout and construction of the two tennis courts which included a 12 ft. high chain-link fence. He said there were small swales along the perimeter of the property, and the elevation was a one foot grade. He said the swales would not be noticeable, but would accommodate the additional stormwater runoff from the courts. He commented that another revision included minor revisions to the existing parking layout of the existing parking lot. He noted that at the present time, the entrance was from Gulf of Mexico Drive and allowed a vehicle to pull in and park straight ahead. He said because there was a 50 ft. setback required from the bulkhead (seawall) for the property, it allowed more open space that could be landscaped along the bayfront; and in addition, it allowed staff to change and revise the four (4) straight-in parking spaces. He said the revision required two parallel spaces at that location. He noted that the number of spaces provided exceeded the minimum requirements for parking on the property.

Mr. Gaffney stated the P&Z Board had recognized that staff could administratively approve the two (2) restrooms being constructed under the existing recreation building. He said the restrooms were being constructed at the present time and floodproofed. Mr. Gaffney continued with reviewing the Findings of Fact included in the Staff Report.

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Mr. Gaffney stated the Town Commission had decided to utilize concrete surfaces for the courts. Mr. Redgrave stated the decision was for "asphalt". Mr. Gaffney stated there had been a previous proposal to use a deco-turf surface, but after a long deliberation, the Commission decided on the asphalt surface. Mr. Redgrave stated the Commission had decided that the courts would be non-permeable surface and hard courts. He said the courts should be asphalt surface, and then they should determine what type of surface to place on top of the asphalt. He recommended the surface should be "street ice", which was a harder surface than a deco-turf surface. Also, Mr. Redgrave noted that the Town would need to prepare the site and bring in at least 1-2 ft. of fill to level the area.

Mr. Gaffney stated there were administrative discussions as to whether the Town would contract with an outside company or the Public Works Department to construct the courts, or the possibility of utilizing both. Mr. Redgrave stated a court construction company should be able to build both courts with all the fencing, etc. for approximately \$20,000 each on a site that was ready to accept the asphalt.

Mr. Rothenberg commented that the first plan that was submitted in April was a "disgrace" for the Town, and hoped that the Building Department would do a "first class job" in the future for Town projects. He continued by referring to Exhibit "A" of Resolution 96-10. He noted that Condition 1 in the fourth line should have the word "met" after the words "shall be" and the remainder of the sentence deleted. Mr. Gaffney agreed. He commented that the conditions of approval were generic and used for all resolutions. He noted that staff would include that change in the generic conditions. Mr. Rothenberg stated the change would only apply if the Town was the applicant.

Mr. Diamant stated the current plan was an improvement because by lessening the widths of the parking, it gave a better opportunity to handle the area between the enclosure and the water. Also, he said the drainage was on both sides. He questioned the issue of the lighting. Mr. Gaffney stated he did not believe lighting was provided. Mr. Diamant stated

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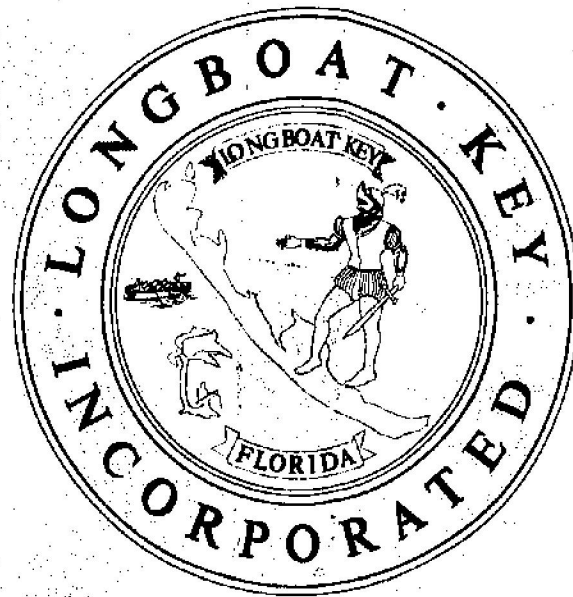
the previous plan indicated lights on the palm trees. Mr. Gaffney stated the lights were provided for the parking area.

MR. REDGRAVE MOVED THE P&Z BOARD RECOMMEND APPROVAL OF RESOLUTION 96-10 APPROVING A SITE PLAN AMENDMENT FOR THE TOWN OF LONGBOAT KEY BAYFRONT PARK RECREATION CENTER TO CONSTRUCT TWO (2) TENNIS COURTS WITH THE AMENDMENT IN CONDITION 1 OF EXHIBIT "A", THAT THE WORD "MET" BE INSERTED AFTER THE WORDS "SHALL BE..." IN THE FOURTH LINE, AND THE REMAINDER OF THE SENTENCE BE DELETED. MR. ROTHENBERG SECONDED THE MOTION. MOTION CARRIED ON ROLL CALL VOTE; DIAMANT, AYE; HAMOVIT, AYE; REDGRAVE, AYE; ROSENBERG, AYE; ROTHENBERG, AYE; SERWATKA, AYE.

AGENDA ITEM #6
DRAFT ORDINANCE REQUIRING A SIGNATURE & SEAL OF A LICENSED
ARCHITECT OR ENGINEER ON PLANS AND SPECIFICATIONS

Mr. Gaffney stated this item was continued from the 5-21-96 P&Z Board meeting. He said at that time the Board had directed the Town Attorney and staff to revise the ordinance. He commented that one of the revisions related to the purpose and intent of the regulations and was addressed with revised and enhanced "Whereas" clauses. He said one of the "Whereas" clauses related to the desires of the Town to regulate residential buildings as to scale, bulk and relationship to adjacent environment. He said the other clause revision emphasized the public interest being served in preserving and protecting the public health, safety, light and air, access, privacy and sufficient exterior exposure. He noted another clause emphasized the desire to enhance the safety of residential buildings due to the involvement of a licensed architect or engineer. He said the final clause mentioned the desire to protect owners of single-family residences to ensure the residences were expanded or constructed in accordance with sound building principles. He said there were semantical revisions to "tighten-up" the reading of the proposed ordinance. He said the only substantive change was directed by the P&Z Board concerning the threshold dollar amounts. He said the threshold amounts were increased to: 1) \$100,000 for new

BAYFRONT PARK REC. CENTER TENNIS COURT SITE PLAN



TOWN OF LONGBOAT KEY

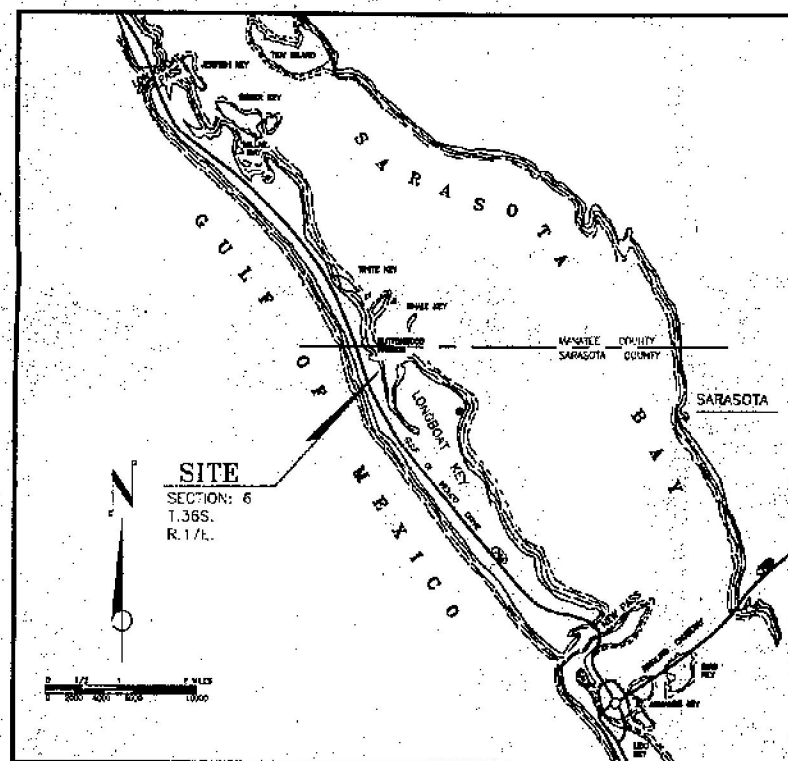
610 GENERAL HARRIS ROAD
LONGBOAT KEY, FL 34228

LANDRY & ESBER
Engineers • Surveyors

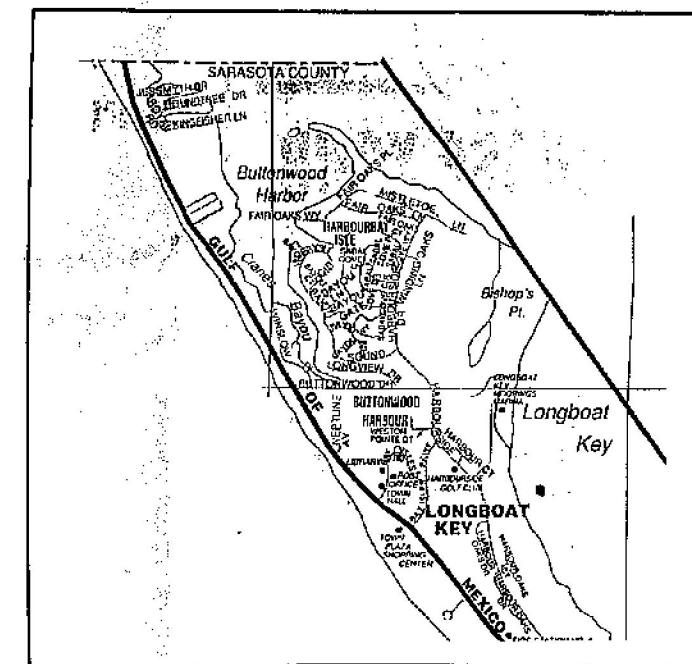
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- P-1 COVER SHEET
- P-2 TENNIS COURT SITE PLAN
- S-1 BOUNDARY & TOPOGRAPHIC SURVEY



VICINITY MAP



LOCATION MAP

TOWN OF LONGBOAT KEY
BAYFRONT PARK REC. CENTER
COVER SHEET

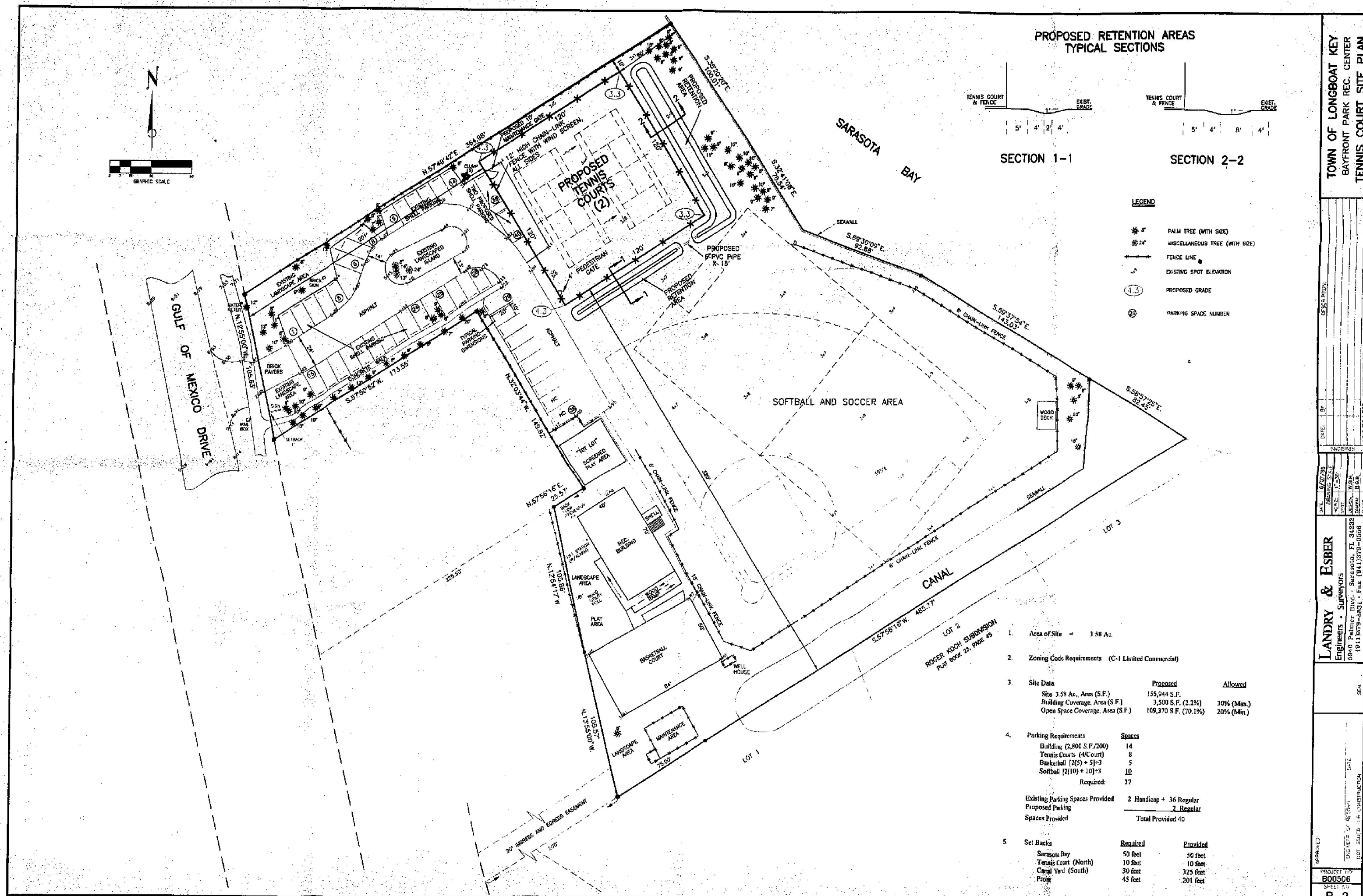
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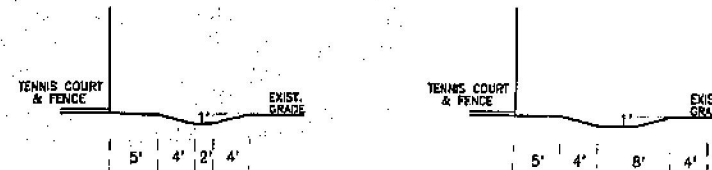


PROJECT NO.
B00506
SHEET NO.
P-1

PROPERTY OF TOWN OF LONGBOAT KEY
BAYFRONT RECREATION CENTER
QUASIJUDICIAL FILE
6-20-96 SPEC. COMM. MEETING
TENNIS COURT SITE PLAN
(3 PAGES) 6-7-96



PROPOSED RETENTION AREAS
TYPICAL SECTIONS



LEGEND

- 5' PALM TREE (WITH SIZE)
- 24' MISCELLANEOUS TREE (WITH SIZE)
- FENCE LINE
- EXISTING SPOT ELEVATION
- (1.5) PROPOSED GRADE
- 20 PARKING SPACE NUMBER

1. Area of Site	= 3.58 Ac.	
2. Zoning Code Requirements	(C-1 Limited Commercial)	
3. Site Data	Proposed	Allowed
Site 3.58 Ac., Area (S.F.)	155,944 S.F.	
Building Coverage, Area (S.F.)	3,500 S.F. (2.2%)	10% (Max.)
Open Space Coverage, Area (S.F.)	109,370 S.F. (70.1%)	20% (Min.)
4. Parking Requirements	Spaces	
Building (2,800 S.F./200)	14	
Tennis Courts (4/Court)	8	
Basketball (2(5) + 5) = 3	5	
Softball (2(10) + 10) = 3	10	
Required:	37	
Existing Parking Spaces Provided	2 Handicap + 36 Regular	
Proposed Parking	2 Regular	
Spaces Provided	Total Provided 40	
5. Set Backs	Required	Provided
Sarasota Bay	50 feet	50 feet
Tennis Court (North)	10 feet	10 feet
Canal Yard (South)	30 feet	325 feet
Front	45 feet	201 feet

TOWN OF LONGBOAT KEY
BAYFRONT PARK REC. CENTER
TENNIS COURT SITE PLAN

DATE	BY	DESCRIPTION
10/07/98	LANDRY & ESBER	REVISION
10/07/98	LANDRY & ESBER	REVISION
10/07/98	LANDRY & ESBER	REVISION
10/07/98	LANDRY & ESBER	REVISION
10/07/98	LANDRY & ESBER	REVISION
10/07/98	LANDRY & ESBER	REVISION
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10/07/98	LANDRY & ESBER	REVISION
10/07/98	LANDRY & ESBER	REVISION

LANDRY & ESBER
Engineers - Surveyors
6940 Palmer Blvd., Sarasota, FL 34239
(941) 579-8831 • Fax (941) 579-0566

APPROVED	DATE
STAMPED	DATE
PROJECT NO.	DATE
BO0506	DATE
SHEET NO.	DATE
P-2	DATE

